Davidson County DEEDTRS
Recvd: 04/05/02 13:21 7pgs
Fees:38.00 Taxes:218.30
20020405-0041956

ANNA GIFT
SFI Account No. 40049517

Name and address of new owner:	Send tax bills:	Prepared by:
Southern Financial, Inc. P. O. Box 752184 Memphis, Tennessee 38122	Same	David W. McMackin 213-A Ward Circle, Suite 104 Brentwood, Tennessee 37207

Map and Parcel No. 59-14-40

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 23, 1993, recorded in Book 9165, page 298, Register's Office, Davidson County, Tennessee, Robert M. Gift and wife, Anna Gift, conveyed to John Bruno, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 14, 1996, and recorded in Book 9951, page 546, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty-one (21) days notice of the time, place and terms of the sale by an advertisement in three (3) weekly publications in *The Nashville Record*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 7, 14 and 21, 2002, stating that on April 3, 2002, at 10:00 a.m., at the south door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Southern Financial, Inc., for Fifty-Nine Thousand Dollars and No Cents ($59,000.00), which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Southern Financial, Inc. (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Treppard Heights, Section III, as of record in Book 2663, Page 116, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 263 fronts 75 feet on the southeasterly margin of West Hamilton Avenue and extends back between lines measuring 211.9 feet, more or less, on the southwesterly line and 205.9 feet, more or less, on the northeasterly side to a line in the rear, which is the center line of Whites Creek, on which it measures 75.0 feet, more or less.

Being the same property conveyed to Robert M. Gift and wife, Anna Gift, by deed from Robert W. Parkhurst, Phillip Wright, Jr., and Edd R. Turner, III, of record in Book 5078, Page 213, Register's Office, Davidson County, Tennessee, and further being the same property conveyed to Anna S. Gift by quitclaim deed from Robert M. Gift, of record in Book 11196, Page 415, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3019 West Hamilton Avenue, Nashville, Tennessee 37218.

The Internal Revenue Service has filed a tax lien(s) against Anna K. Gift – Anna's Group Day Care, of record in Book 10353, page 425, and Book 11105, page 809, Register's Office, Davidson County, Tennessee. The Notice required by 26 U.S.C. § 7425(b) has been timely furnished to the United States and the sale of the above-described real property will be subject to the right of the United States to redeem subject real property.

The State of Tennessee has filed a tax lien(s) against Anna K. Gift, individually, and d/b/a Anna's Group Day Care, of record in Book 9709, page 491, Register's Office, Davidson County, Tennessee. The Notice required by T.C.A. 67-1-1433(b)(1) has been timely furnished to the State of Tennessee and the sale of the above-described real property will be subject to the right of the State of Tennessee to redeem subject real property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 3rd day of April, 2002.

D. W. McMackin, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 3rd day of April, 2002.

DELLANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Notary Public

My Commission Expires: 8/25/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Fifty-Nine Thousand Dollars and No Cents ($59,000.00).

Affiant

Subscribed and sworn before me this 3rd day of April, 2002.

DELLANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: AUGUST 25, 2005

Notary Public

My Commission Expires: _____

LAW OFFICE
CASTLEMAN & MCMACKIN, PLLC

GOODLETTSVILLE OFFICE
Suite 112, Glancy Square
110 Glancy Street
Goodlettsville, TN 37072
Ph: (615) 865-4750
Fax: (615) 868-3875

BRENTWOOD OFFICE
213A Ward Circle
Brentwood, TN 37027
Ph: (615) 373-3838
Fax: (615) 370-4080

COOL SPRINGS OFFICE
1604 Westgate Circle
Suite 3
Brentwood, TN 37027
Ph: (615) 309-0030
Fax: (615) 309-0032

WILLIAM D. CASTLEMAN
DAVID W. MCMACKIN

March 4, 2002

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

FILE COPY

Chief, Special Procedures Section
District Director
Internal Revenue Service
P.O. Box 1107, MDP 53
Nashville, TN 37202

RE: Notice of Non-Judicial Sale
Taxpayer: Anna K. Gift
Anna's Group Day Care

Dear Sir/Madam:

Enclosed are Notices of Federal Tax Liens filed against the above taxpayer, of record in Book 10353, Page 425, and Book 11105, Page 809, Register's Office, Davidson County, Tennessee.

Also enclosed is Notice of Substitute Sale pertaining to certain real property owned by Anna S. Gift, located at 3019 West Hamilton Avenue, Nashville, TN 37218, to be sold on April 3, 2002 by the undersigned as Substitute Trustee, pursuant to the terms and provisions of that certain Deed of Trust described in said foreclosure notice, a copy of which is attached.

Southern Financial, Inc., beneficiary under said Deed of Trust, has a principal obligation of $59,446.97, plus accrued interest through date of sale. It is estimated that the foreclosure expenses pertaining to the sale will be in the approximate amount of $1,000.00.

Colonial Construction Co. holds a second mortgage on this property in the original principal amount of $12,400.00. The deed of trust held by Colonial Construction is dated 8/18/00 and is recorded as Instrument No. 200008210082407, Register's Office, Davidson County, Tennessee.

Yours Very Truly,

David W. McMackin
Brentwood Office
(615) 221-6565

Cc: Mr. Chris Stinson
Southern Financial, Inc.
5380 Hickory Hollow Pkwy, Suite 200
Antioch, TN 37013

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write *"Return Receipt Requested"* on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Chief, Special Procedures
District Director, IRS
801 Broadway
Nashville TN 37202

4a. Article Number
2097583235

4b. Service Type
☐ Registered ☐ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
MAR 11 2002

5. Received By: *(Print Name)*
Cradawson

6. Signature: *(Addressee or Agent)*
X

8. Addressee's Address *(Only if requested and fee is paid)*

NASHVILLE TN USPS

Thank you for using Return Receipt Service.

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

March 14, 2002

David W. McMackin
213A Ward Circle
Brentwood, TN 37207

Dear Mr. McMackin:

This is to acknowledge receipt of your correspondence dated March 4, 2002 regarding Anna K. Gift, 3019 W. Hamilton Avenue, Nashville, TN 37218 TIN: 62-1541160. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown below.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact P. Jackson, badge number 62-09322, telephone number, (615)250-5749, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

K. Scott Franks
Technical Support Group Manager

Enclosure

LAW OFFICE
CASTLEMAN & MCMACKIN, PLLC

GOODLETTSVILLE OFFICE
Suite 112, Glancy Square
110 Glancy Street
Goodlettsville, TN 37072
Ph: (615) 865-4750
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Suite 3
Brentwood, TN 37027
Ph: (615) 309-0030
Fax: (615) 309-0032

WILLIAM D. CASTLEMAN
DAVID W. MCMACKIN

March 4, 2002

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

FILE COPY

State of Tennessee
Department of Employment Security
500 James Robertson Parkway, 12th Floor
Nashville, TN 37245-001

RE: Notice of Non-Judicial Sale
Taxpayer: Anna K. Gift
Anna's Group Day Care

Dear Sir/Madam:

Enclosed is Notice of State Tax Lien filed against the above taxpayer, of record in Book 9709, Page 491, Register's Office, Davidson County, Tennessee.

Also enclosed is Notice of Substitute Sale pertaining to certain real property owned by Anna S. Gift, located at 3019 West Hamilton Avenue, Nashville, TN 37218, to be sold on April 3, 2002 by the undersigned as Substitute Trustee, pursuant to the terms and provisions of that certain Deed of Trust described in said foreclosure notice, a copy of which is attached.

Southern Financial, Inc., beneficiary under said Deed of Trust, has a principal obligation of $59,446.97, plus accrued interest through date of sale. It is estimated that the foreclosure expenses pertaining to the sale will be in the approximate amount of $1,000.00.

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Yours Very Truly,

David W. McMackin
Brentwood Office
(615) 221-6565

Cc: Mr. Chris Stinson
Southern Financial, Inc.
5380 Hickory Hollow Pkwy, Suite 200
Antioch, TN 37013

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "*Return Receipt Requested*" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
State of TN Linda Bell
Dept. of Employment Security
500 James Robertson Pkwy
12th FL
Nashville TN 37245-001

4a. Article Number
2097583234

4b. Service Type
☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
3-12-02

5. Received By: *(Print Name)*

8. Addressee's Address *(Only if requested and fee is paid)*

6. Signature: *(Addressee or Agent)*
Linda Bell

Thank you for using Return Receipt Service.

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
EMPLOYMENT SECURITY DIVISION
Legal Office
William R. Snodgrass Bldg., 26th Floor
312 8th Avenue North
Nashville, Tennessee 37243-0100
(615) 741-3170
(615) 532-7386 FAX

March 14, 2002

Mr. David W. McMackin
Castleman & McMackin, PLLC
213A Ward Circle
Brentwood, TN 37027

RE: Property of Anna K. Gift, dba Anna's Group Day Care
TDLWD Acct. #397-913
TDLWD Lien #5-0541 (Davidson County)
Notice of Substitute Trustee's Sale

Dear Mr. McMackin:

Your letter of March 4, 2002, is acknowledged, along with the attendant Notice of Substitute Trustee's Sale, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $603.58.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Sincerely,

Michael D. Fort
Counsel to Commissioner

MDF:PDR

cc: James A. Matheney, Central Office