THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:
Fields & Bible, P.C.
Suite 1300, 701 Market St.
Chattanooga, Tn. 37402

Davidson County DEEDTRS
Recvd: 08/01/03 08:22 9pgs
Fees:48.00 Taxes:89.26
20030801-0109075

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL NO.: |
|---|---|---|
| GreenPoint Credit, LLC<br>Atlanta DMC<br>P.O. Box 723308<br>Atlanta, GA 31139 | SAME | 92.09 0 230.00 |

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 29th day of March, 1999, Oscar Robertson, also known as Oscar L. Robertson, (now deceased), executed a Deed of Trust (the "Deed of Trust") conveying to RELS, Trustee, the real estate hereinafter described, to secure GreenPoint Credit Corp., ("Beneficiary"), the payment of an indebtedness described in the Deed of Trust as evidenced by a note, (the "Note"), dated March 29, 1999, in the original principal amount of $29,085.81, plus all other obligations as set forth in the note. The Deed of Trust is recorded in Deed Book 11408, Page 142, in the Register's Office of Davidson County, Tennessee;

WHEREAS, Beneficiary, the owner and holder of the Note, by virtue of the powers contained in the Deed of Trust, and in compliance therewith, appointed James A. Fields and/or W. Thomas Bible, Esquire, as Substitute Trustee. The Appointment of Substitute Trustee instrument is found of record as Instrument No. 20030609-0079346 in the Register's Office of Davidson County, Tennessee. The Substitute Trustee having all the powers and authority vested in the original Trustee;

WHEREAS, default having been made in the payment of indebtedness secured by the Deed of Trust, the undersigned, Substitute Trustee, at the request of the holder of the Note, and under and by virtue of the powers contained in the Deed of Trust, did advertise the real estate as required by law under the terms of the Deed of Trust on June 19, June 26, and July 3, 2003, in a newspaper published in Davidson County, Tennessee, for sale for cash and in bar of the equities of redemption, the statutory right of redemption, dower and homestead, and for the purpose of paying said indebtedness;

WHEREAS, pursuant to the advertisement, on the 25th day of July, 2003, at 12 noon, at the door of the Davidson County, Tennessee, Courthouse, the real estate hereinafter described was offered for sale at public outcry to the highest and best

bidder, for cash, in bar of the equities of redemption, the statutory right of redemption, dower and homestead, as provided in the Deed of Trust, when GreenPoint Credit, LLC, ("Grantee"), being the highest and best bidder, became the purchaser at the price of $24,125.64.

NOW, THEREFORE, for and in consideration of the premises contained herein, I, the undersigned,Substitute Trustee, do hereby sell, transfer and convey unto Grantee, in fee simple and in bar of the equities of redemption, statutory right of redemption, dower and homestead, the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Map of the Subdivision of the W. R. Wilson Tract, of record in Book 332, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Oscar L. Robertson, by deed from Leland D. Watts, a married man, and Winnifred A. Watts, his wife, dated June 03, 1998, recorded June 05, 1998, of record in Book 10964, page 662, Register's Office for Davidson County, Tennessee.

The transfer will include a manufactured home unit described as a 1999 Fleetwood Stoneridge mobile home (24 X 44), S/N TNFLX27AB19902-SR12, which is situated on the above-described tract of land.

The address of the above described property is 423 36th Avenue N., Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the same, together with all covenants and warranties contained in the Deed of Trust to the Grantee, its successors and assigns, forever in fee simple. The Deed of Trust recites title as unencumbered, but the sale was advertised and made as Substitute Trustee only, without covenants of seizin or warranties of title, subject to any unpaid taxes or assessments owing on the property, restrictions, easements and building setback lines, and to any prior or superior liens, judgments or Deeds of Trust, and this conveyance is made accordingly.

The real property described herein is conveyed subject to the rights of the United States to redeem the real property as provided for in 26 § USC 7425(d)(1). Attached hereto as Exhibit A is a copy of the notice provided to the Department of the Treasury Internal Revenue Service and the response provided.

IN WITNESS WHEREOF, I, the undersigned, as Substitute Trustee, have hereunto set my hand at Nashville, Tennessee, this 25th day of July, 2003.

James A. Fields and/or
W. Thomas Bible, Jr.
Substitute Trustee

STATE OF TENNESSEE:

COUNTY OF Davidson:

Before me, Carolyn A. Camp, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared W. Thomas Bibb, Esquire, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Substitute Trustee for the purpose and consideration therein contained.

WITNESS my hand and official seal at office in the aforesaid County and State on this 25th day of July, 2003.

CAROLYN A. CAMP NOTARY PUBLIC AT LARGE HAMILTON CO., TN

Carolyn A. Camp
Notary Public

My Commission Expires: My Commission Expires April 7, 2004

STATE OF TENNESSEE:

COUNTY OF Davidson:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $24,125.64, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

CAROLYN A. CAMP NOTARY PUBLIC AT LARGE HAMILTON CO., TN

W. Thomas Bibb
Affiant

Sworn to and subscribed before me this 25th day of July, 2003.

Carolyn A. Camp
NOTARY PUBLIC

My commission expires: My Commission Expires April 7, 2004

EXHIBIT A

FIELDS & BIBLE, P.C.
ATTORNEYS & COUNSELORS AT LAW
SUITE 1300 FIRST TENNESSEE BANK BUILDING
701 MARKET STREET
CHATTANOOGA, TENNESSEE 37402

JAMES A. FIELDS *
W. THOMAS BIBLE
**********
OF COUNSEL
JOHNNY WOODRUFF **
*ALSO LICENSED IN GEORGIA
**ALSO LICENSED IN ALABAMA, MISSISSIPPI AND GEORGIA

TELEPHONE 423.266.2999
FACSIMILE 423.266.3999

June 6, 2003

District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

Certified Mail
Return Receipt Requested
7002 0860 0007 0319 2331

Attention: Chief, Special Procedures

Re: William and Mary A. Coleman

Dear To Whom It May Concern:

We represent the GreenPoint Credit Corp. and we are writing to advise you that upon instructions from our client, we will commence foreclosure proceedings immediately on the property described in the attached Notice of Substitute Trustee's Sale, and the foreclosure sale is scheduled for July 25, 2003, at 12 noon, C.S.T.

Pursuant to §7425© of the Internal Revenue Code with respect to notice of non-judicial sales of property subject to United States liens, we are submitting the following information:

(1) NAME AND ADDRESS OF PERSON SUBMITTING NOTICE: James A. Fields, Fields & Bible, P.C., 701 Market Street, Suite 1300, Chattanooga, Tennessee 37402.

(2) NOTICE OF FEDERAL TAX LIEN: Copy of Notice of Federal Tax Lien, Form 668 of record in Book 9693, Page 512, in the Register's Office of Davidson County, Tennessee, is attached containing the name of the Internal Revenue District, name and address of taxpayer, and date and place notice of lien was filed.

(3) ADDRESS OF REAL PROPERTY: The legal description of said property is contained in the Notice of Substitute Trustee's Sale, which is enclosed herewith. An abstract of title is not available at this time.

(4) SALE DATE, TIME, PLACE AND TERMS: The date, time, place and terms of the sale of the property are contained in the enclosed Notice of Substitute Trustee's Sale.

(5) DESCRIPTION OF DEBT AND SALE EXPENSES: As of May 28, 2003, the approximate amount of principal obligation secured by the Deed of Trust being foreclosed upon, including interest, was $27,398.28. The foreclosure expenses including advertising expenses and legal expense chargeable against the sale proceeds, are estimated to be approximately $1,500.00

If you require any additional information with respect to this matter, please advise.

Very truly yours,

FIELDS & BIBLE, P.C.

By: _____
James A. Fields

JAF/cc
Enclosures

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

ATTN:
Chief, Special Procedures

*COMPLETE THIS SECTION ON DELIVERY*

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

NASHVILLE TN
JUN 18 2003

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number 7002 0860 0007 0319 2331
*(Transfer from service label)*

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

9693

0057615

Form 668 (Y) (c)
(Rev. October 1993)

Department of the Treasury - Internal Revenue Service

# Notice of Federal Tax Lien

District: Nashville, TN

Serial Number: 619034088

For Optional Use by Recording Office

95 JUN -7 AM 9:23

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9693 PAGE 512

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer: JILLIAN E MARY A COLEMAN

Residence: TRAILER PARK LOT-14
NASHVILLE, TN 37210

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

| Kind of Tax (a) | Tax Period Ended (b) | Identifying Number (c) | Date of Assessment (d) | Last Day for Refiling (e) | Unpaid Balance of Assessment (f) |
|---|---|---|---|---|---|
| 1040 | 12/31/88 | 304-40-1431 | 12/13/93 | 01/12/04 | 2514.30 |
| 1040 | 12/31/89 | 304-40-1431 | 12/13/93 | 01/12/04 | 2311.45 |
| 1040 | 12/31/90 | 304-40-1431 | 12/13/93 | 01/12/04 | 2034.27 |
| | | | | Total | $ 6860.02 |

Place of Filing:
Register of Deeds
Davidson County
Nashville, TN 37219

This notice was prepared and signed at Nashville TN, on this, the 23rd day of May, 19 95.

Signature: For Patrick Wasson ACS

Title: [illegible]
62-01-0000

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971 - 2 C.B. 408)

Part 1 - Kept By Recording Office

Form 668 (Y) (c) (Rev. 10/93)

RECORDING MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

512

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by Deed of Trust dated March 29, 1999, of record in Davidson County Register of Deeds Office, in Deed Book 11408, Page 142, (the "Deed of Trust"), Oscar Robertson, also known as Oscar L. Robertson, (now deceased), did convey in trust to RELS a certain tract of land to secure payment of the principal sum of $29,085.81 and all future advances payable to the order of GreenPoint Credit Corp., the Deed of Trust being incorporated herein by reference;

WHEREAS, by instrument recorded in the Davidson County Register of Deed's Office, GreenPoint Credit Corp., exercising its authority as such owner and holder, appointed James A. Fields and/or W. Thomas Bible, Esquire as SUBSTITUTE TRUSTEE; and

WHEREAS, default has been made in the payment of debts and obligations secured by the Deed of Trust and GreenPoint Credit Corp., the owner and holder of the Note has declared the entire balance due and payable and has instructed the undersigned Substitute Trustee to foreclose the Deed of Trust in accordance with its terms and provisions.

NOW THEREFORE, by the authority vested in me as Substitute Trustee under the Deed of Trust, I, James A. Fields and/or W. Thomas Bible, Esquire, Substitute Trustee, or my designate will on the 25th day of July, 2003, at 12:00 noon, at the Davidson County Courthouse offer for sale and sell at public auction to the highest and best bidder for cash in bar of all rights and equities of redemption, statutory and otherwise, homestead, dower and all other rights or exemptions of every kind, all of which are expressly waived in the Deed of Trust, the property therein conveyed which is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Map of the Subdivision of the W. R. Wilson Tract, of record in Book 332, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Oscar L. Robertson, by deed from Leland D. Watts, a married man, and Winnifred A. Watts, his wife, dated June 03, 1998, recorded June 05, 1998, of record in Book 10964, page 662, Register's Office for Davidson County, Tennessee.

The transfer will include a manufactured home unit described as a 1999 Fleetwood Stoneridge mobile home (24 X 44), S/N TNFLX27AB19902-SR12, which also secures the debt owing to GreenPoint Credit Corp., which is situated on the above-described tract of land.

The address of the above described property is 423 36th Avenue N., Nashville, Davidson County, Tennessee 37209.

The above described property will be sold subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens, judgments or Deeds of Trust. The proceeds of the sale will be applied in accordance with the terms and provisions of the Deed of Trust. The sale is being made upon the request of GreenPoint Credit Corp., the owner and holder of the indebtedness secured by the Deed of Trust due to the failure of the maker to comply with all provisions of Deed of Trust.

Should the highest bidder fail to comply with the terms of the bid at the public sale, then the Substitute Trustee shall have the option of accepting the second highest bid, or the next highest bid with which the buyer is able to comply. The right is reserved to reject all bids as insufficient. The right is also reserved to adjourn the sale to another day certain without further publication, upon announcement before or during the sale.

Pursuant to Tenn. Code Annotated 35-5-104, the following information is provided:

A. Federal Liens

(1.) A notice of Federal tax lien is of record in Book 9693, Page 512, Register's Office of Davidson County, Tennessee.

(2.) A notice of this foreclosure was mailed to the IRS.

(3.) The sale is subject to the right of the U.S. to redeem as provided in 26 U.S.C. § 7425(d)(1).

Other Interested Parties:

(1.) Affidavit of Inheritance filed by Alice Marie Hall, 3200 Mexico Drive, Nashville, Tennessee 37218, on her behalf and that of Mary Coleman, Ruby Otey, Geraldine Thompson, Grace Liverman, Mulloy Robertson, Wallace Robertson, and Bradley Robertson, the remaining brothers and sisters of Oscar Robertson, recorded as Instrument No. 20020826-0103094, Register's Office of Davidson County, Tennessee.

**This is an attempt to collect a debt which you owe and any information which we obtain from you will be used to assist us in collecting this debt. If you dispute this debt or any portion of it you must write us at the address which appears on this document, in which case we will obtain verification of the debt. If you fail to dispute the debt within thirty (30) days, it will be assumed valid. Upon receipt of written notice from you, we will provide you with the name and address of the original creditor, if different from the creditor listed herein. This is a communication from a debt collector.**

Fields & Bible, P.C.
Suite 1300, 701 Market St.
Chattanooga, TN 37402
(423)266-2999

Publish: June 19, June 26, and July 3, 2003.