This instrument was prepared by the Office of the Area Director of Internal Revenue, Nashville, Tennessee.

Send tax bills to:

Andrea D. Chan
4025 Wallace Lane
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 02/24/06 15:35 3 pg:
Fees:18.00 Taxes:573.50

20060224-0021897

Map Parcel Number:
116-16
128

QUITCLAIM DEED

(Pursuant to Section 6338(b) of the
Internal Revenue Code of 1986)

THIS DEED is made the 21st day of February, 2006, by and between Ellen L. Dolby, Area Director of Internal Revenue for Gulf States Area, Small Business/Self Employed, Grantor, and Andrea D. Chan, 4025 Wallace Lane, Nashville, TN 37215, Grantee.

WITNESSETH:

WHEREAS, by virtue of levy issued to collect unpaid taxes due the United States and payable by David S. and Melissa E. Freeman, AKA Melissa A. Ellis, 4821 Belmont Park Terrace, Nashville, TN 37215-4421, which taxes were duly assessed and remained unpaid more than ten days after notice and demand, the Area Director of Internal Revenue, Gulf States Area, Small Business/Self Employed, through her duly authorized Revenue Officer, seized the property hereinafter described and offered same for sale on June 1, 2005, after having given public notice of the time and place in the manner and form as required by statutes in such cases, and that at such sale the property was sold as provided by Sections 6331 and 6335, Internal Revenue Code of 1986, at public sale to Andrea D. Chan, 4025 Wallace Lane, Nashville, TN 37215, for the sum of One Hundred Fifty Five Thousand and 00/100 Dollars ($155,000.00); and

WHEREAS, more than 180 days have elapsed since the date of sale for the purpose of redeeming the said property described in Certificate of Sale of Seized Property, issued June 8, 2005, executed under authority of Section 6338(a) of the Internal Revenue Code of 1986; and whereas no redemption has

been made in accordance with Section 6337(b) of the Internal Revenue Code of 1986;

NOW, THEREFORE, the Grantor, as Area Director of Internal Revenue, Gulf States Area, by virtue of the levy and in consideration of the amount paid as aforesaid, receipt of which is hereby acknowledged, and upon surrender of the Certificate of Sale of Seized Property, issued June 8, 2005, has conveyed and by these presents does convey, remise, release, and forever quitclaim unto said Andrea D. Chan, Grantee, in accordance with the provisions of section 6339(b) of the Internal Revenue Code of 1986, all of the estate, right, title and interest which David S. Freeman and Melissa A. Ellis, AKA Melissa E. Freeman, had of, in, and to all that tract or parcel of land herein after described to wit:

> Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Part One Wallace Subdivision, of record in Book 1424, page 16, Register's Office for said County.
>
> Said Lot No. 54 fronts 100 feet on the westerly margin of Wallace Lane (formerly Vail Avenue) and extends back 227 feet on the northerly line and 238.3 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.
>
> Being the same property conveyed to David S. Freeman and Melissa A. Ellis AKA Melissa E. Freeman by deed from Robert D. Dinwiddie and wife, Carol Elam Dinwiddie, of record in Book 9518, pages 797-798 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4025 Wallace Lane, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the Grantor has set her hand and seal the day and year first above written.

Gwannette M. Claybrook

Gwannette M. Claybrook
Technical Services Group Manager (Collection)
Technical Services Group 1, Gulf States Area
Small Business/Self Employed

For: Ellen L. Dolby
Internal Revenue Service Area Director
Compliance, Gulf States Area
Small Business/Self Employed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WENDY R. SMOOT, a Notary Public in and for said State and County, the within named Gwannette M. Claybrook, Technical Services Group Manager, Gulf States Area, State of Tennessee, the bargainor, with whom I am personally acquainted and known by me to be such officer who acknowledged that she executed the within instrument as such officer freely and voluntarily, for the purpose therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at Nashville, Tennessee, this 21st day of FEBRUARY, 2006.

Wendy R. Smoot

Wendy R. Smoot
Notary Public

My Commission Expires: September 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$155,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24 DAY OF Feb 20 06
Deputy Register

WENDY R. SMOOT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.