Davidson County DEEDWARR
Recvd: 03/30/11 12:32 5 pgs
Fees:28.00 Taxes:208.68
20110330-0024402

PREPARED BY:
URS
10687 Gaskins Way, Suite #101
Manassas, VA 20109

MAIL TAX STATEMENTS TO:
Property Experts Land Company, a California Corporation
440 West Fallbrook Avenue
Suite #108
Fresno, CA 93711
GLeft 11846847

# INTERNAL REVENUE SERVICE DEED

**KNOW ALL MEN BY THESE PRESENTS:**

That **THE UNITED STATES OF AMERICA**, acting by and through the Internal Revenue Service, as grantor, Darryl K. Williams, as Acting Special Agent in Charge, Criminal Investigation, Internal Revenue Service, Nashville Field Office, in consideration of the bid of Two Thousand and 00/100 ($2,000.00) by Property Experts Land Company, a California Corporation, as grantee, whose mailing address is: 440 West Fallbrook Avenue Suite #108, Fresno, CA 93711, have granted, bargained, sold and transferred and by these presents does grant, bargain sell and transfer unto grantee all right, title and interest in and to the following property:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY

No warranties, expressed or implied, with reference to marketability, salability, transferability or insurability of title are included herein and the grantee expressly agrees to accept whatever quality of title the United States may possess at this time.

**TO HAVE AND TO HOLD THE SAME** together with all singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever in the said property either in law or equity, to the use, benefit and behoove of the Grantee, its successors and assigns forever. Said property has been in custody and control of the United States of America, and pursuant to the order of this Court in Case No. 3:08CV0382 in the United States District Court for the Middle District of Tennessee Nashville Division, the ACTING SPECIAL AGENT IN CHARGE, Criminal Investigation, Internal Revenue Service, has been directed to dispose of said property.

This deed is executed to consummate the sale made by the ACTING SPECIAL AGENT IN CHARGE, Criminal Investigation, Internal Revenue Service, Nashville Field Office, in

accordance with the terms of the Default Judgment and Final Order of Forfeiture as to Real Property Defendants Only, entered by the United States District Court for the Middle District of Tennessee Nashville Division in the case of the United States of America v. 1971 Oldsmobile Cutlass VIN: 342571R132192; 1998 Honda Accord VIN : 1HGCG1652WA057368; et al, including all appertenances and improvements thereon, which the Grantee was the successful bidder for the property herein described.

**IN WITNESS WHEREOF**, I have signed and sealed these presents

this 16th day of November, 2010.

Janet Heath
WITNESS

Janet Heath
PRINTED NAME

Judy Forcier
WITNESS

Judy Forcier
PRINTED NAME

**THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE INTERNAL REVENUE SERVICE**

Darryl K. Williams
Acting Special Agent in Charge
Criminal Investigation
Internal Revenue Service
Nashville Field Office

STATE OF )
COUNTY OF )

Before the undersigned authority, this day, personally appeared Darryl K. Williams, ACTING SPECIAL AGENT IN CHARGE, Criminal Investigation, Internal Revenue Service who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration therein expressed and who is personally known to me or who produced a driver's license or _____ as identification.

**WITNESS** my hand official seal at Davidson County,

this 16th day of November, 2010.

Leslie E Cameron
Notary Public

Leslie E Cameron
Printed Name

LESLIE E. CAMERON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5-20-14

**EXHIBIT "A"**
**Legal Description**

A certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:
Land in Davidson County, Tennessee, being the North 68 feet on the South 150 feet of the West 124 feet of Lot No. 123 on the Plan of D.T. McGavock & Others Addition, as of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to AEC Investment, Inc. from Johnny Burroughs and wife, Linda Burroughs by Warranty Deed dated July 13, 1999 and recorded August 10, 1999 in Deed Book 11613, Page 735; AND FURTHER CONVEYED to Anthony E. Corley, a married man from AEC Investments, Inc. by Quitclaim Deed dated May 31, 2007 and recorded June 05, 2007 in Instrument No. 20070605-0067040; AND FURTHER CONVEYED to AEC Investments, Inc. from Anthony E. Corley, a married man by Quitclaim Deed dated November 06, 2007 and recorded January 09, 2008 in Instrument No. 20080109-0002702; AND FURTHER CONVEYED to United States of America by Default Judgment and Final Order of Forfeiture as to Real Property Defendants Only and recorded April 03, 2009 in Instrument No. 20090403-0030524.

Tax Parcel No. 81-11-462

**VALUE AFFIDAVIT**

State of Virginia
County of Henrico

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 56,400.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

By Christién Hoggard, Fidelity National Title Insurance Company, As agent for Seller.

Subscribed and sworn to before me this 17th day of March, 2011.

Notary Public

My commission expires:
2-28-12

CHERYL MURRAY WALTON
COMMONWEALTH OF VIRGINIA
SEAL
Expires
02-28-12
ID#
7219065
NOTARY PUBLIC

# True Copy Certification

I, Cathy Drooger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cathy Drooger
Signature

State of Virginia
County of Henrico
Personally appeared before me, a notary public for this county and state, Cathy Drooger, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheryl Murray Walton
Notary's Signature

My Commission Expires: 2-28-12
Notary' Seal (if on paper)

