BILL GARRETT, Davidson County
Trans:T20120053813 DEEDTRS
Recvd: 07/23/12 10:50 6 pgs
Fees:33.00 Taxes:114.70
20120723-0064364

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:
Bernard Freeland
5333 Hickory Hollow Parkway
Antioch, Tennessee 37013

Send Tax Bills To:
SAME

Map/ Parcel
096 06 0 077.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the terms, conditions and payments in a certain Deed of Trust dated June 28, 2011, executed by Austine Ozobu and Lawrence Ozobu to Bernard Freeland, as Trustee, as of record at Instrument No. 20110805-0060490, Register's Office for Davidson County, Tennessee, to secure the payment of the indebtedness described therein for the benefit of Bernard Freeland; and,

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, Kevin J. Jones, 1801 8th Avenue South, Suite 100, Nashville, TN, 37203 or his duly appointed agent as Substitute Trustee by written instrument of record in Instrument No. 20120608-0050377, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in Davidson A.M. section of The Tennessean newspaper, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for

sale on Thursday, July 19, 2012 at 12:00 noon on the front steps of the Metro Nashville Davidson County Courthouse and City Hall located at One Public Square, Nashville, Tennessee; and,

WHEREAS, the highest, last and best bid received was in the amount of Thirty-One Thousand Dollars ($31,000.00), said offer and bid having been made by Bernard Freeland; and,

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to Bernard Freeland, his successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

> Lot 2 of the Plan of Clover Hill, Section 1, of record in Book 2083, Page 38, Register's Office from Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Austine Ozobu and Lawrence Ozobu by deed from Austine Ozobu and John Ben Owu, of record in Instrument No. 20101208-0097774, Register's office for Davidson County, Tennessee.

The land described herein is conveyed subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. §67-1-1433(c)(1). Attached hereto, as exhibits, is a copy of the notice provided to the State of Tennessee and a copy of the written response of the State of Tennessee to the notice thus provided; and,

TO HAVE AND TO HOLD, said tract(s) or parcel(s) of land, with the appurtenances, estate, title and interest thereto belonging to the said Bernard Freeland his successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 23rd day of July, 2012.

Substitute Trustee

Kevin J. Jones, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of July, 2012.

ASHLEY N. SAYAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Ashley N. Sayar
Notary Public
My Commission Expires: 5/20/2014

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $31,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of July, 2012.

ASHLEY N. SAYAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Ashley N. Sayar
Notary Public
My Commission Expires: 5/20/2014

LAW OFFICE
KEVIN J. JONES
ATTORNEY AT LAW

1801 8TH AVENUE SOUTH
SUITE 100
NASHVILLE, TENNESSEE 37203

TELEPHONE 615-383-9999 TELEFAX: 615-383-6006

June 8, 2012

REVENUE ENFORCEMENT DIVSION
SPECIAL PROCEDURES SECTION
DAVIDSON COUNTY TAX LIEN
ATTN: Linda Swan
P.O. Box 190665
Nashville, TN 37219-0665

Re: **Notice of State Tax Lien**
Taxpayer: Austine M. Ozobu d/b/a Entergrated Marketing Systems
4837 Hickory Way, Antioch, Tennessee 37013
County of Tax Lien: DAVIDSON
Property address being foreclosed upon: 2908 McCampbell Avenue,
Nashville, Tennessee 37214

Dear Ms. Swan:

I am Trustee under a deed of trust held by Bernard Freeland against the property at 2908 McCampbell Avenue, Nashville, Tennessee. Enclosed please find a copy of the Notice of Substitute Trustee's Sale I have caused to be advertised in the Davidson A.M. section of The Tennessean newspaper for three (3) consecutive Fridays commencing June 15, 2012. As stated in the notice I intend to sell the property at 2908 McCampbell Avenue, Nashville, Tennessee, on Thursday, July 19, 2012 at 12:00 noon at the front door of the Davidson County Courthouse and City Hall.

Further enclosed please find a copy of the Notice of State Tax Lien recorded October 17, 2011 in the Register's Office for Davidson County against Austine M. Ozobu as taxpayer. Further enclosed please find a copy of Bernard Freeland's deed of trust recorded August 5, 2011 in the Register's Office for Davidson County. This is the instrument that is being foreclosed upon and the legal description of the property under foreclosure is contained in the first page of the deed of trust.

Please accept this letter as proper and timely notification as required by T.C.A. §67-1-1433(b)(1) and send the undersigned written confirmation of same.

Thanks you for your attention to this matter.

Sincerely yours,

Kevin J. Jones

KJJ/lmr
Enclosures

CC: State of Tennessee
Department of Revenue
Revenue Enforcement Division
Special Procedure Section-Davidson County
Andrew Jackson State Office Building
Nashville, Tennessee 37242

Bernard Freeland
5333 Hickory Hollow Parkway
Antioch, Tennessee 37013

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

June 14, 2012

Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, TN 37203

Re: Foreclosure Sale of Property Owned by: **Austine M Ozobu**
Entity Number: **002 XXX-XX-6554/000 & 001 273516414/000**

This is in reference to your letter dated June 8, 2012 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **July 19, 2012** is **$27,213.07**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Lien Desk I, Account Technician I
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*