BILL GARRETT, Davidson County
Trans:T20120087340 DEEDTRS
Recvd: 11/15/12 12:07 19 pgs
Fees:98.00 Taxes:111.00
20121115-0105385

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1230 Regions Center
315 Deaderick Street
Nashville, Tennessee 37238

Name of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Eric T. Davis 1120 Springfield Highway Goodlettsville, Tennessee 37072	SAME	44 87.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for in a Deed of Trust dated June 7, 2002, executed by Tommy R. Crague ("Grantor"), recorded June 7, 2002, and filed of record as Instrument No. 20020607-0069714, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), wherein Grantor conveyed to Deanie L. Gregory, Trustee, the hereinafter described real property (the "Property") to secure a Promissory Note, *et cetera* (the "Note"), payable to Eric T. Davis, as described in the Deed of Trust; and

WHEREAS, Eric T. Davis, the owner and holder of the Note and Deed of Trust, replaced Deanie L. Gregory, Trustee, and appointed Marshall L. Hix, James David Nave and Frank H. Reeves, Successor Trustees, under the Deed of Trust by Appointment of Successor Trustees of record as Instrument No. 20121005-0091646, Register's Office for Davidson County, Tennessee with authority for either of them to act alone with the powers given the Trustee in the Deed of Trust; and

WHEREAS, Grantor has defaulted under the terms of the Note secured by the Deed of Trust and Eric T. Davis, the owner and holder of the Note and Deed of Trust, has demanded that the Property be advertised and sold with the cash proceeds (or credit upon the indebtedness secured if Eric T. Davis is the successful purchaser) applied to the outstanding balance due under

the Note and the cost of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, James David Nave, Successor Trustee, caused the Property to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 10:00 o'clock a.m., prevailing time on Wednesday, November 14, 2012, at the south front door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash (or credit upon the indebtedness secured if Eric T. Davis is the successful purchaser), and free from the equity of redemption, homestead, dower, and all other exemptions as provided in the Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a prior lien against the Property; and

WHEREAS, James David Nave, Successor Trustee, personally appeared at the Courthouse on Wednesday, November 14, 2012, at 10:00 o'clock a.m. and offered the Property for sale at public outcry and the highest, best and last bid received was the sum of Thirty Thousand and 00/100 Dollars ($30,000.00) by Eric T. Davis (hereinafter referred to as "Grantee"), and the Property was knocked off and sold to Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Thirty Thousand and 00/100 Dollars ($30,000.00) credit upon the indebtedness secured by Grantee, James David Nave, Successor Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, his successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots 110, 111, 112, 113 and 114, on the Plan of Rayon City, as of record in Plat Book 4470, page 165, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tommy Crague, Jr. by deed dated June 7, 2002, from The DPD Trust, Ronald Johnson, Trustee, and recorded as Instrument No. 20020607-0069713, Register's Office for Davidson County, Tennessee.

This is improved property known as 348 Hillman Place, Old Hickory, Tennessee 37138.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his successors and assigns forever.

The Successor Trustee covenants with Grantee that he is lawfully seized and possessed of the Property as Successor Trustee only and, by the terms of the Deed of Trust, has a good right to sell and convey the Property and that Property is unencumbered except for any and all prior mortgages, liens, claims, and any and all unpaid taxes that may be a lien against the Property.

The Successor Trustee further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to the Property to Grantee, his successors and assigns, against the lawful claims of any persons claiming by or through him as Successor Trustee, but no further or otherwise; it being the intention of the Successor Trustee only to convey to Grantee no greater title in the Property than he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

The Internal Revenue Service has filed tax liens against Tommy R. Crague, of record as Instrument No. 20070816-0097925, and of record as Instrument No. 20081105-0110055, Register's Office for Davidson County, Tennessee. The notice required by 26 U.S.C. §7425(b) has been timely furnished to the United States, and the sale and conveyance of the Property is subject to the right of the United States to redeem the Property. Copies of the notice furnished to the Internal Revenue Service by certified mail, return receipt requested, and the return receipt therefor are attached hereto as Collective Exhibit A.

This sale is subject to all matters shown on any applicable recorded plat or plan; any unpaid taxes which exist as a lien against the Property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the Property. This sale is also subject to any matter that an accurate survey of the Property might disclose.

Witness my hand effective as of November 14, 2012.

Marshall L. Hix, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Marshall L. Hix, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of November, 2012.

KAY M. TENPENNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn before me on this this 14th day of November, 2012.

KAY M. TENPENNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

NOTARY PUBLIC

HIX & GRAY, PLC
ATTORNEYS AT LAW
1230 REGIONS CENTER
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238
TELEPHONE (615) 254-4444
TELECOPIER (615) 254-4445

OCT 18 2012
COPY

2012 OCT 16 P 12:51

October 15, 2012

VIA CERTIFIED MAIL/RETURN
RECEIPT NO. 7000 0520 0018 7962 3657

District Director of Internal Revenue
United States Courthouse
801 Broadway, MDP 53
Nashville, Tennessee 37203

Attn: Chief, Special Procedures

RE: Notice of Non-Judicial Foreclosure
Request for Waiver of Right of Redemption
Request for Consent for Sale Free and Clear of Liens

Name of Taxpayer: Tommy R. Crague
Identifying Number: XXX-XX-8928
Property: 348 Hillman Place
Old Hickory, Tennessee 37138

Dear Sir or Madam:

This letter is notice to you pursuant to 26 U.S.C. § 745(c) of the proposed non-judicial foreclosure sale by and on behalf of this firm's client, Eric T. Davis ("Mr. Davis"), the owner and holder of certain obligations owed by the above taxpayer in the amount of $52,310.46 as of October 1, 2012 (the "Obligations"). The Obligations are secured by a first priority Deed of Trust. The subject property is located at 348 Hillman Place, Old Hickory, Tennessee 37138 (the "Property").

This correspondence is for the purposes of informing and requesting the Internal Revenue Service consent to the sale of the Property free and clear of the liens evidenced by the Notice of Federal Tax Lien under Internal Revenue Laws dated August 7, 2007, and filed for record as Instrument No. 20070816-0097925, Register's Office for Davidson County, Tennessee, and the Notice of Federal Tax Lien under Internal Revenue Laws dated October 23, 2008, and filed for record as Instrument No. 20081105-0110055, Register's Office for Davidson County, Tennessee, copies of which are attached. In support of this request, this firm on behalf of its client, submits the following information:

1. The undersigned is the attorney for Mr. Davis, who is the owner and holder of the Obligations owed under a Promissory Note. The Obligations

EXHIBIT
COLLECTIVE
A

are secured by a Deed of Trust on the Property of record in Instrument No. 20020607-0069714, Register's Office for Davidson County, Tennessee. There is an unpaid balance in the amount of $52,761.96 as of October 15, 2012. Pursuant to the terms of the loan documents evidencing the Obligations, Mr. Davis is entitled to attorney fees and expenses, including foreclosure costs, as part of the indebtedness secured by the Deed of Trust.

2. Attached hereto is a title opinion dated September 26, 2012, addressed to other counsel for Mr. Davis prepared by the undersigned opining as to the present status of the title to the Property. The title opinion also lists other encumbrances which are senior to the lien of the Internal Revenue Service.

3. Attached is the Notice of Foreclosure Sale to be published in a newspaper of general circulation in Davidson County, Tennessee, in accordance with Tennessee law as well as the terms of the Deed of Trust. A non-judicial foreclosure sale of the Property is scheduled for Wednesday, November 14, 2012, at 10:00 a.m.

The current Property Appraisal of the Property for tax purposes prepared by the Davidson County Tax Assessor is $27,600.00. In light of the current appraisal and present conditions of the real estate market in the Davidson County area, it is believed that there is no equity over and above the amounts secured by the first priority Deed of Trust held by Mr. Davis. A copy of the Property Appraisal is enclosed.

The facts stated in this letter are true to the best of the undersigned's knowledge, information and belief and have been supplied by the owner of the Obligations, a review of the public records as contained in the Register's Office for Davidson County, Tennessee, or from sources engaged by the undersigned to certify the status of the chain of title. This notice and application for consent to the sale is submitted in duplicate and it is requested that a copy of this notice be acknowledged and returned to this office, indicating the time and date of receipt. Please advise whether this notice complies with the requirements of the Internal Revenue Service.

Sincerely,

Marshall L. Hix

MLH/kmt
Enclosures

3593

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #2
Lien Unit Phone: (800) 913-6050

Serial Number
383269707

For Optional Use by Recording Office

As provided by section 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.

Davidson County LIENFTL
Recvd: 08/16/07 10:31 1 pgs
Fees:12.00 Taxes:0.00
20070816-0097925

Name of Taxpayer TOMMY R CRAGUE

Residence 432 NEELYS BEND RD
MADISON, TN 37115-4758

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the 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 Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2005	[redacted]-8928	11/20/2006	12/20/2016	49338.51

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 49338.51

This notice was prepared and signed at DALLAS, TX, on this,

the 07th day of August, 2007.

Signature R. A. Mitchell
for REGINA OWENS

Title
ACS
(800) 829-3903

22-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

3682

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
485691408

For Optional Use by Recording Office

As provided by section 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.

Davidson County LIENFTL
Recvd: 11/05/08 12:02 1 pgs
Fees:12.00 Taxes:0.00
20081105-0110055

Name of Taxpayer TOMMY R CRAGUE

Residence 2005 CRENCOR DR
GOODLETTSVILLE, TN 37072-0000

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the 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 Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2006	XXX-XX-8928	09/29/2008	10/29/2018	29501.00
1040	12/31/2007	XXX-XX-8928	09/29/2008	10/29/2018	25711.00

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 55212.00

This notice was prepared and signed at NASHVILLE, TN, on this,

the 23rd day of October, 2008.

Signature R. A. Mitchell
for LASONIA KIMES

Title
REVENUE OFFICER
(615) 250-5647

25-06-1731

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

HIX & GRAY, PLC

SUITE 1230
REGIONS CENTER
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238

TELEPHONE (615) 254-4444
TELECOPIER (615) 254-4445

September 26, 2012

H. Tom Kittrell, Jr., Esquire
404 James Robertson Parkway
Suite 1623
Nashville, Tennessee 37219

RE: Title Opinion Letter
Tommy Crague, Jr.
348 Hillman Place
Old Hickory, Tennessee 37138

Dear Tom:

As a preliminary action prior to commencement of foreclosure proceedings, we have performed a title examination on the above-referenced real property (the "Property"), which Property is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots 110, 111, 112, 113 and 114, on the Plan of Rayon City, as of record in Plat Book 4470, page 165, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Tommy Crague, Jr. by deed dated June 7, 2002, from The DPD Trust, Ronald Johnson, Trustee, and recorded as Instrument No. 20020607-0069713, Register's Office for Davidson County, Tennessee.

As of September 17, 2012 at 8:00 a.m., we find the title to the Property to be vested in Tommy Crague, Jr. subject to the following:

1. 2011 Davidson County Taxes (Map 44, Parcel 87.00) are now past due and delinquent in the total amount of $434.33, if paid by September 30, 2012. The base amount of these taxes is $393.03.

2. 2012 Davidson County Taxes, a lien, not yet due and payable, however becoming due and payable on October 1, 2012 in the estimated amount of $446.02, and are not considered delinquent until March 1, 2013.

3. Deed of Trust executed by Tommy Crague, Jr., unmarried, to Deanie L. Gregory, Trustee for Eric T. Davis, dated June 7, 2002, and recorded in Instrument No. 20020607-0069714, Register's Office for Davidson County, Tennessee, securing the principal sum of $45,000.00.

4. Deed of Trust executed by Tommy Crague, Jr., unmarried, to Deanie L. Gregory, Trustee for Eric T. Davis, dated November 3, 2003, and recorded in Instrument No. 20031107-0163918, Register's Office for Davidson County, Tennessee, securing the principal sum of $62,986.40.

5. Judgment lien in case of NorthStar Capital Acq., LLC as Assignee of Texaco/Citibank vs. Tommy Robert Crague, Jr., Docket No. 3104GC14750 and recorded in Instrument No. 2009022-0088326, Register's Office for Davidson County, Tennessee. The amount shown as awarded is $1,386.01. Defendant was served summons at 2122 Paula Drive, Madison, Tennessee 37115.

6. Notice of Federal Tax Lien in favor of the Department of the Treasury – Internal Revenue Service, Small Business/Self Employed Area 2, naming Tommy R. Crague as the Taxpayer residing at 432 Neely's Bend Road, Madison, Tennessee 37115 owing 1040 Taxes for the Tax Period Ending December 31, 2005, on November 20, 2006, in the amount of $49,338.51, as recorded in Instrument No. 20070816-0097925, Register's Office for Davidson County, Tennessee.

7. Notice of Federal Tax Lien in favor of the Department of the Treasury – Internal Revenue Service, Small Business/Self Employed Area 2, naming Tommy R. Crague as the Taxpayer residing at 2005 Crencor Drive, Goodlettsville, Tennessee 37072, owing 1040 Taxes for the Tax Period Ending December 31, 2006 and December 31, 2007 on September 29, 2008, in the amount of $55,212.00, as recorded in Instrument No. 20081105-0110055, Register's Office for Davidson County, Tennessee.

8. Subject to all matters as shown on subdivision plan of record in Plat Book 4470, page 165, and in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee.

9. Subject to those covenants, conditions and restrictions as set forth in instrument of record in Book 1286, page 75, Register's Office for Davidson County, Tennessee, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

10. Subject to the Charter right of way of the railroad.

The following matters are expressly excluded from the coverage of this letter and opinion:

(1) Rights or claims of parties in possession not shown by public records;

(2) Easements, or claims of easements, not shown by the public records;

(3) Encroachments, overlaps, boundary line disputes, and other matters which would be disclosed by an accurate survey or inspection of the premises;

(4) Any lien, or right to a lien, for services, labor, or material heretofore or hereinafter furnished, imposed by law and not shown by the public records;

(5) Any law, ordinance, or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use, or enjoyment of the land, or regulating the character, dimensions, or locations of any improvements now or hereafter erected on the land or prohibiting a separation in ownership or reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance, or governmental regulation;

(6) Rights of eminent domain or governmental rights of police power unless notice of the actual exercise of such rights appears in the public records;

(7) Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed, or agreed to by the addressee or its agents and representatives; (b) not known to the undersigned and not shown by the public records; (c) attaching or created subsequent to the date of examination; (d) resulting in loss or damage which would not have been sustained if addressee, its agents or representatives, had conveyed, transferred, or paid value for the estate or interest in the property described herein; or (e) of which written notice is not given to the undersigned within 90 days after the addressee, its agents or representatives, have actual or constructive knowledge of any such matter for which claim may be made or liability alleged and failure to furnish such written statement within the aforesaid period shall terminate any liability of the undersigned as to any loss or damage;

(8) Restrictions that may affect the Property not appearing in the public records or placed of record prior to September 17, 1982;

(9) Any defects, liens, encumbrances and/or adverse claims appearing or having been created in part or in whole before September 17, 1982;

(10) The refusal of any person to purchase, lease, or lend money on the estate or interest in the property described herein;

(11) Liens for any unpaid Homeowners Association or Condominium Association dues or assessments.

(12) Foreclosure, power of foreclosure, and similar remedies, and the exercise thereof;

(13) Reliance by any person or part, other than the addressee of this opinion, on any matter, information or representation herein, without the prior written consent of the undersigned.

This letter is not a guaranty of title and is issued by the undersigned solely for the evaluation of the title to the Property prior to foreclosure and for no other purpose.

Sincerely,

HIX & GRAY, PLC

By: _____
Marshall L. Hix

MLH/sgt

FORECLOSURE SALE NOTICE

WHEREAS, Tommy R. Crague, Jr., unmarried, by Deed of Trust dated June 7, 2002, and filed of record as Instrument No. 20020607-0069714, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), conveyed to Deanie L. Gregory, Trustee, the hereinafter described real property (the "Property") to secure the payment of certain indebtednesses (the "Obligations") described in the Deed of Trust, as amended from time to time; and

WHEREAS, Eric T. Davis, the owner and holder of the Obligations secured by the Deed of Trust, replaced Deanie L. Gregory, Trustee, and appointed Marshall L. Hix, James David Nave and Frank H. Reeves, Successor Trustees, under the Deed of Trust by Appointment of Successor Trustees of record as Instrument No. 20121005-0091646, Register's Office for Davidson County, Tennessee, with authority for either of them to act alone with the powers given the Trustee in the Deed of Trust; and

WHEREAS, default in the payment of the aforesaid Obligations secured by the Deed of Trust has occurred; and

WHEREAS, Eric T. Davis has demanded that the Property be advertised and sold in satisfaction of the Obligations and the cost of foreclosure, in accordance with the terms and provisions of the Deed of Trust.

NOW, THEREFORE, notice is hereby given that I, Marshall L. Hix, Successor Trustee, pursuant to the power, duty and authority vested in and imposed upon me in the Deed of Trust, will on

2012 OCT 16 P 12:

Wednesday, November 14, 2012

at 10:00 o'clock, a.m., prevailing time, inside the south front door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee 37201, offer for sale to the highest and

best bidder for cash (or credit if Eric T. Davis is the successful bidder), and free from the equity of redemption and all rights of redemption, statutory or otherwise (including without limitation those rights of redemption contained in Tennessee Code Annotated section 66-8-101 et seq.), homestead, dower, elective share, right of every kind, which are expressly waived in the Deed of Trust, the Property described as follows:

DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots-1-10, 111, 112, 113 and 114, on the Plan of Rayon City, as of record in Plat Book 4470, page 165, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tommy Crague, Jr. by deed dated June 7, 2002, from The DPD Trust, Ronald Johnson, Trustee, and recorded as Instrument No. 20020607-0069713, Register's Office for Davidson County, Tennessee.

This is improved property known as 348 Hillman Place, Old Hickory, Tennessee 37138.

The property includes all tenements, hereditaments, easements, appurtenances, reversions and remainders pertaining thereto.

The right is reserved to adjourn the day of the sale to another day at a time certain, without further publication and in accordance with law, upon announcement of said adjournment on the day and time and place of sale set forth above.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid property taxes which exist as a lien against the property; any restrictive covenants, easements or setbacks lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises would disclose.

The Internal Revenue Service has filed tax liens against Tommy R. Crague, of record as Instrument No. 20070816-0097925, and of record as Instrument No. 20081105-0110055, Register's Office for 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 property is to be sold "AS IS, WHERE IS," without representation or warranty of any kind whatsoever, whether express or implied. Without limiting the foregoing, THIS PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITESS FOR A PARTICULAR USE OR PURPOSE.

INTERESTED PARTIES/NOTICE:

1. Tommy R. Crague, Jr.
2. NorthStar Capital Acq., LLC as Assignee of Texaco/Citibank.
3. United States Internal Revenue Service.

This 15th day of October, 2012.

Marshall L. Hix
Successor Trustee

Hix & Gray, PLC
1230 Regions Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 254-4444

THE TENNESSEAN (DAVIDSON A.M.)
Insertion Dates:

Friday, October 26, 2012
Friday, November 2, 2012
Friday, November 9, 2012

CERTIFICATE OF SERVICE

I certify that on October 15, 2012, a true copy of the foregoing Foreclosure Sale Notice has been placed in the United States mail, both by regular mail and by certified mail, return receipt requested, to:

Tommy R. Crague, Jr.
2122 Paula Drive
Madison, Tennessee 37115

NorthStar Capital Acq., LLC
As Assignee of Texaco/Citibank
c/o Grisham, Knight & Hooper
701 Market Street, No. 700
Box 11583
Chattanooga, Tennessee 37401

District Director of Internal Revenue
Attn: Chief, Special Procedures
United States Courthouse
801 Broadway
Nashville, Tennessee 37203

Marshall E. Hix

Unofficial Property Record Card - Davidson County - Nashville, TN

General Property Data

Parcel Identification	044 05 0 087.00		
Property Owner	CRAGUE, TOMMY JR.	Property Location	348 HILLMAN PL OLD HICKORY
		Property Use	COM
Mailing Address	348 HILLMAN PL	Most Recent Sale Date	6/7/2002
		Sale Price	45,000
City	OLD HICKORY	Legal Reference	20020607-0069713
Mailing State	TN Zip 37138	Land Area	0.54 acres
Zone	7	Tax District	GSD

Current Property Appraisal

Fiscal Year 2012	Total Value 27,600
Land Value 23,500	Building Value 4,100

Building Description

Building Style WAREHOUSE	Foundation Type TYPICAL	# of Living Units 1
Frame Type COM MASONRY	Year Built 1940	Building Grade IDD
Roof Cover TYPICAL	Building Condition Average	Siding CONC BLK
Finished Area (SF) 1200	Number Rooms 0	Number Beds 0
# of Full Baths 0	# of 3/4 Baths 0	# of 1/2 Baths 0
# of Total Fixtures 0		

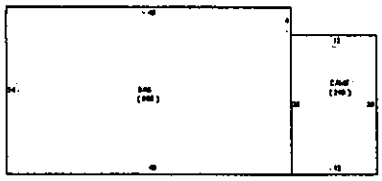
Legal Description

LOT 2. RE-SUB 110 THRU 114 RAYON CITY 140X110XIR

Narrative Description of Property

This property contains 0.54 acres of land mainly classified for assessment purposes* as COM with a(n) WAREHOUSE style building, built about 1940 , having CONC BLK exterior and TYPICAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s). *The classification for assessment purposes is not an zoning designation and does not speak to the legality of the current use of the subject property.

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7000 0520 0018 7962 3657

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P	

10/15/12
Postmark Here

Recipi
Street, A
City, Sta

District Director of Internal Revenue
United States Courthouse
801 Broadway, MDP 53
Nashville, Tennessee 37203

Attn: Chief, Special Procedures

PS Form 3800, February 2000 See Reverse for Instructions

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 of Internal Revenue
United States Courthouse
801 Broadway, MDP 53
Nashville, Tennessee 37203

Attn: Chief, Special Procedures

OCT 18 2012

COMPLETE THIS SECTION ON DELIVERY

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X [signature] ☐ Agent ☐ Addressee

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