BILL GARRETT, Davidson County
Trans:T20120097043 DEEDTRS
Recvd: 12/19/12 13:10 19 pgs
Fees:98.00 Taxes:729.34

20121219-0116955

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
BAC-A08-01733

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Nashville Construction Company, Inc.	**Nashville Construction Company, Inc.**	**155150A13200CO**
1628 Whispering Hills Dr Franklin, TN 37069	**1628 Whispering Hills Dr Franklin, TN 37069**	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated February 4, 1999 and recorded February 5, 1999, in **Deed Book 11330, Page 516**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Randy A. Grisham and Suzanne P. Riva a/k/a Suzanne Riva** ("Borrower"), conveyed to Dale S. McKenzie, Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on February 4, 1999, (the "Note"), which obligation is presently held and owned by **BANK OF AMERICA, N.A.**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of Dale S. McKenzie, said appointment being set forth in **Instrument Number 20120719-0063456** in said Register's Office; and

WHEREAS, a Notice of the Right to Foreclose, if required pursuant to T.C.A. § 35-5-117, was given at least sixty (60) days prior to the first publication in accordance with Tennessee law; and

WHEREAS, the Substitute Trustee caused a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.;* and

WHEREAS, the Substitute Trustee caused a diligent search of the PACER website for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on November 29, 2012, at 11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on November 1, 2012, November 8, 2012, November 15, 2012, November 22, 2012, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to Nashville Construction Company, Inc. at the price of **One Hundred Ninety-Seven Thousand One Hundred Eighteen and 30/100 ($197,118.30)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Ninety-Seven Thousand One Hundred Eighteen and 30/100 ($197,118.30)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **Nashville Construction Company, Inc.** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 132 ON THE PLAN OF STONEMEADE, SECTION II, OF RECORD IN BOOK 7900, PAGE 525, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Randy A. Grisham and Suzanne P. Riva, herein by Deed of record in Book 9438, Page 695, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 5209 Beech Ridge Road, Nashville, TN 37221.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register`s Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of the said Register`s Office; **(7)** any right of redemption as provided for in 26 U.S.C. § 7425(d), which the Internal Revenue Service may have with respect to the Federal tax lien attached hereto, taking into account the fact that the Internal Revenue Service has been notified of the foreclosure sale pursuant to 26 U.S.C. § 7425(c); **(8)** any right of redemption as provided for in T.C.A. § 67-1-1433(c)(1), which the State of Tennessee may have with respect to the State tax lien attached hereto, taking into account the fact that the State of Tennessee has been notified of the foreclosure sale pursuant to T.C.A. § 67-1-1433(b)(1); and **(9)** any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee on this ___ day of DEC - 6 2012, 20___.

Rubin Lublin TN, PLLC

Printed Name: PAMELA R NIX

Title: Member

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Najur Bowser, of the state and county aforesaid, personally appeared, PAMELA R NIX, of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Rubin Lublin TN, PLLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in NORCROSS GEORGIA, this ___ day of DEC - 6 2012, 20___.

Notary Public

My commission expires:

NAJUR H. BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22, 2014

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value, whichever is greater, for this transfer is $197,118.30.

Affiant

Sworn to and subscribed
before me this ___ day of DEC - 6 2012, 20___.

Notary Public

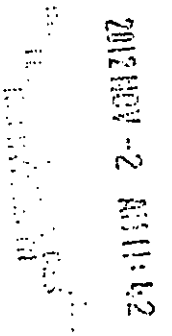
My commission expires:

NAJUR H. BOWSER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA SEPT. 22, 2014



RUBIN LUBLIN TN, PLLC

ATTORNEYS AND COUNSELERS AT LAW
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL (877) 813-0992
FAX (404) 601-5846



November 1, 2012

VIA FEDEX

Internal Revenue Service (TN)
C/O Ellen Dolby
801 Broadway
MDP53
Nashville, TN 37203-3804

Re: Notice of Federal Tax Lien/Consent to Sell

Case Number:	**BAC-A08-01733-0007**
Name Per Client:	**Randy A. Grisham, Suzanne P. Riva**
SSN:	**XXX-XX-0098, XXX-XX-1171**
Property Address:	**5209 Beech Ridge Road, Nashville, TN 37221**

Dear Sir or Madam:

I am writing to advise you that Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on November 29, 2012. Enclosed is a copy of the Notice of Substitute Trustee's Sale which is being published in the Davidson County legal newspaper. The recording information for the Security Deed and subsequent assignments, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required by law, we have attached a copy of the specific federal tax lien(s) found. We are not certain but believe that the parties named in the federal tax lien are the same as the above-referenced borrowers' Social Security Numbers, ending in Randy A. Grisham XXX-XX-0098 and Suzanne P. Riva XXX-XX-1171, or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately $137,487.90. Interest through the sale date is approximately $1288.70. Costs associated with the sale should be approximately $590.00 and the attorney fees will range from $500.00 to the maximum allowable by Tennessee law.

If you should have any questions about this matter, please do not hesitate to contact this office at (877) 813-0992.

Sincerely,

RUBIN LUBLIN TN, PLLC

By:_____
Foreclosure Counsel

Enclosures

1. Notice of Substitute Trustee's Sale
2. Copies of Federal Tax Liens

cc: BAC

1008

Form 668 (Y)(c)
(Rev. October 2000)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #8
Lien Unit Phone: (800) 829-3903

Serial Number
152526704

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.

Name of Taxpayer RANDALL A & SUZANNE P RIVA GRISHAM

Residence 5209 BEECH RIDGE RD
NASHVILLE, TN 37221-4060

Davidson County LIENFTL
Recvd: 01/27/04 09:57 1pgs
Fees:12.00 Taxes:0.00
[redacted]
20040127-0010154

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	12/31/2001	[redacted]-0098	12/02/2002	01/01/2013	6972.55
				Total	$ 6972.55

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

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

the 20th day of January, 2004.

Signature Pat S Grone Title ACS 28-00-0008

for G ACKLIN (800) 829-3903

(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 I - Kept By Recording Office

Form 668(Y)(c) (Rev. 10-00)
CAT. NO 60025X

1872

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) 829-3903

Serial Number
268492206

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 01/27/06 12:43 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20060127-0010672

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.

Name of Taxpayer RANDALL A & SUZANNE P RIVA GRISHAM

Residence 218 20TH AVE N STE 1
NASHVILLE, TN 37203-2390

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	12/31/2000	[redacted]-0098	05/17/2004	06/16/2014	15822.85
1040	12/31/2002	[redacted]-0098	04/26/2004	05/26/2014	7205.29
1040	12/31/2003	[redacted]-0098	11/21/2005	12/21/2015	16196.28
1040	12/31/2004	[redacted]-0098	11/21/2005	12/21/2015	4035.29

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

Total $ 43259.71

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

the 17th day of January, 2006.

Signature Susan A. Hansen
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(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

3592

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
470182508

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: 09/12/08 09:18 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20080912-0093435

Name of Taxpayer SUZANNE P RIVA

Residence 2001 CHARLOTTE AVE STE 201
NASHVILLE, TN 37203-2032

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)
6721	12/31/2000	62-1690397	11/03/2003	12/03/2013	1573.44
940	12/31/2005	62-1690397	05/01/2006	05/31/2016	98.75
941	06/30/1999	62-1690397	09/06/1999	10/06/2009	24.84
941	09/30/2001	62-1690397	12/10/2001	01/09/2012	251.90
941	06/30/2002	62-1690397	03/10/2003	04/09/2013	3638.40
941	09/30/2002	62-1690397	03/10/2003	04/09/2013	2766.84
941	12/31/2002	62-1690397	03/17/2003	04/16/2013	2943.45
941	06/30/2003	62-1690397	09/08/2003	10/08/2013	
941	06/30/2003	62-1690397	02/20/2006	03/21/2016	10345.12
941	06/30/2004	62-1690397	09/20/2004	10/20/2014	111.38
941	06/30/2005	62-1690397	12/26/2005	01/25/2016	5491.09
941	09/30/2005	62-1690397	12/26/2005	01/25/2016	5836.39
941	12/31/2005	62-1690397	04/03/2006	05/03/2016	6037.54
941	06/30/2006	62-1690397	06/11/2007	07/11/2017	5830.87
941	09/30/2007	62-1690397	12/31/2007	01/30/2018	3743.34

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

Total $ 48693.35

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

the 04th day of September, 2008.

Signature R. A. Mitchell
for MARION THARPE

Title
REVENUE OFFICER
(615) 250-5389

25-06-1728

(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

3592

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
501177408

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 12/22/08 13:01 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20081222-0121926

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.

Name of Taxpayer SUZANNE P RIVA

Residence 218 20TH AVE N
NASHVILLE, TN 37203-2327

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)
941	12/31/1999	62-1690397	11/10/2008	12/10/2018	3351.11
941	06/30/2000	62-1690397	11/10/2008	12/10/2018	3351.11
941	09/30/2000	62-1690397	11/10/2008	12/10/2018	3351.11
941	12/31/2000	62-1690397	11/10/2008	12/10/2018	2195.31
941	03/31/2001	62-1690397	11/10/2008	12/10/2018	2269.80
941	06/30/2001	62-1690397	11/10/2008	12/10/2018	2269.80
941	12/31/2001	62-1690397	11/10/2008	12/10/2018	2170.32
941	03/31/2003	62-1690397	09/01/2008	10/01/2018	4426.51
941	09/30/2003	62-1690397	09/15/2008	10/15/2018	4165.96
941	12/31/2003	62-1690397	09/08/2008	10/08/2018	4173.75
941	09/30/2004	62-1690397	09/08/2008	10/08/2018	4034.42
941	03/31/2006	62-1690397	09/01/2008	10/01/2018	7547.12
941	09/30/2006	62-1690397	11/10/2008	12/10/2018	3081.78
941	12/31/2006	62-1690397	09/08/2008	10/08/2018	5006.08
941	03/31/2007	62-1690397	09/08/2008	10/08/2018	4842.97
				Total	$ 56237.15

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

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

the 11th day of December, 2008.

Signature R. A. Mitchell
for MARION THARPE

Title
REVENUE OFFICER
(615) 250-5389

25-06-1728

(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

3592

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
501177508

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: 12/22/08 13:01 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20081222-0121927

Name of Taxpayer SUZANNE P RIVA

Residence 218 20TH AVE N
NASHVILLE, TN 37203-2327

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)
940	12/31/2003	62-1690397	08/18/2008	09/17/2018	212.39
940	12/31/2006	62-1690397	08/25/2008	09/24/2018	241.90
940	12/31/2007	62-1690397	08/25/2008	09/24/2018	145.87
941	06/30/2007	62-1690397	09/01/2008	10/01/2018	4710.98
941	12/31/2007	62-1690397	09/01/2008	10/01/2018	4462.91
941	03/31/2008	62-1690397	09/08/2008	10/08/2018	3910.86
941	06/30/2008	62-1690397	09/15/2008	10/15/2018	3594.30
				Total	$ 17279.21

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

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

the 11th day of December, 2008.

Signature R. A. Mitchell
for MARION THARPE

Title
REVENUE OFFICER
(615) 250-5389

25-06-1728

(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

3592

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
511824209

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 02/05/09 10:37 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090205-0009971

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.

Name of Taxpayer SUZANNE P RIVA

Residence 218 20TH AVE N
NASHVILLE, TN 37203-2327

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)
940	12/31/2000	62-1690397	12/29/2008	01/28/2019	253.52
940	12/31/2001	62-1690397	12/29/2008	01/28/2019	237.21
				Total	$ 490.73

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

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

the 27th day of January, 2009.

Signature R. A. Mitchell
for MARION THARPE

Title
REVENUE OFFICER
(615) 250-5389

25-06-1728

(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

3592

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
514549009

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: 02/18/09 10:27 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090218-0013597

Name of Taxpayer SUZANNE P RIVA

Residence 218 20TH AVE N
NASHVILLE, TN 37203-2327

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)
940	12/31/2002	62-1690397	01/05/2009	02/04/2019	225.43

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

Total $ 225.43

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

the 04th day of February, 2009.

Signature R. A. Mitchell
for MARION THARPE

Title REVENUE OFFICER
(615) 250-5389

25-06-1728

(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

3466

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
S16758909

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: 02/20/09 13:37 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090220-0015057

Name of Taxpayer SUZANNE P RIVA

Residence 218 20TH AVE N
NASHVILLE, TN 37203-2327

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)
941	03/31/2002	62-1690397	01/12/2009	02/11/2019	4546.38

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

Total $ 4546.38

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

the 11th day of February, 2009.

Signature R. A. Mitchell
for MARION THARPE

Title
REVENUE OFFICER
(615) 250-5389

25-06-1728

(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

3592

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) 829-3903

Serial Number
594817709

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.

BILL GARRETT, Davidson County
Trans:T20090878362 LIENFTL
Recvd: 11/09/09 10:31 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20091109-0103395

Name of Taxpayer SUZANNE P RIVA

Residence 2001 CHARLOTTE AVE STE 201
NASHVILLE, TN 37203-2032

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	12/31/2007	XXX-XX-1171	09/29/2008	10/29/2018	13803.57

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

Total $ 13803.57

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

the 29th day of October, 2009.

Signature K. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(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

10182

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
861449212

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.

BILL GARRETT, Davidson County
Trans:T20120029280 LIENFTL
Recvd: 04/23/12 10:24 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20120423-0034323

Name of Taxpayer SUZANNE P RIVA

Residence 5209 BEECH RIDGE ROAD
NASHVILLE, TN 37221

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	12/31/2009	XXX-XX-1171	07/04/2011	08/03/2021	10384.72
1040	12/31/2010	XXX-XX-1171	05/30/2011	06/29/2021	10120.96

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

Total $ 20505.68

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

the 13th day of April, 2012.

Signature
for DINITA C WHITE

Title
INSOLVENCY SPEC
(901) 544-3553

25-98-6715

(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

EXHIBIT
tabbies
B

RUBIN LUBLIN TN, PLLC

Attorneys and Counselors at Law
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL (877) 813-0992
FAX (404) 601-5846

November 1, 2012

VIA FEDEX

Tennessee Department of Revenue
Andrew Jackson Building
500 Deaderick Street
Nashville, TN 37242

Re: Notice of State Tax Lien/Consent to Sell

File Number	**A08-01733**
Lender's Loan No.	**XXX5408**
Name Per Client:	**Randy A. Grisham, Suzanne P. Riva**
SSN:	**XXX-XX-0098, XXX-XX-1171**
Property Address:	**5209 Beech Ridge Road, Nashville, TN 37221**

Dear Sir or Madam:

Please file stamp one of the copies of the Notice of State Tax Lien and return to my office in the envelope provided. Our office will need a file stamped copy of the notice showing receipt of the document by the Tennessee Department of Revenue.

Sincerely,

RUBIN LUBLIN TN, PLLC

By:_____
Foreclosure Counsel

Enclosures

RUBIN LUBLIN TN, PLLC

ATTORNEYS AND COUNSELERS AT LAW
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103
TEL (877) 813-0992
FAX (404) 601-5846

November 1, 2012

VIA FEDEX

Tennessee Department of Revenue
Andrew Jackson Building
500 Deaderick Street
Nashville, TN 37242

Re: Notice of State Tax Lien/Consent to Sell

Case Number:	**BAC-A08-01733-0007**
Name Per Client:	**Randy A. Grisham, Suzanne P. Riva**
SSN:	**XXX-XX-0098, XXXX-XX-1171**
Property Address:	**5209 Beech Ridge Road, Nashville, TN 37221**

Dear Sir or Madam:

I am writing to advise you that Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on November 29, 2012. Enclosed is a copy of the Notice of Substitute Trustee's Sale which is being published in the Davidson County legal newspaper. The recording information for the Security Deed and subsequent assignments, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that state tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required by law, we have attached a copy of the specific state tax lien(s) found. We are not certain but believe that the parties named in the state tax lien are the same as the above-referenced borrowers' Social Security Numbers, ending in Randy A. Grisham XXX-XX-0098 and Suzanne P. Riva XXX-XX-1171, or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately $137,487.90. Interest through the sale date is approximately $1288.70. Costs associated with the sale should be approximately $590.00 and the attorney fees will range from $500.00 to the maximum allowable by Tennessee law.

If you should have any questions about this matter, please do not hesitate to contact this office at (877) 813-0992.

Sincerely,

RUBIN LUBLIN TN, PLLC

By:_____
Foreclosure Counsel

Enclosures

1. 1.Notice of Substitute Trustee's Sale
2. Copies of State Tax Liens

cc: BAC

N0007501

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

SUZANNE P RIVA

D/B/A: SUZANNE P RIVA
5209 BEECH RIDGE RD
NASHVILLE TN 37221-4060

ENTITY ID:

002 [redacted]1171/000

002 [redacted]-1171

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on January 5, 2008.

COMMISSIONER OF REVENUE

By: William E Hooks
Delegate of Commissioner

FOR REGISTER USE ONLY ... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME

REGISTER

Davidson County LIENSTL
Recvd: 01/08/08 10:36 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20080108-0002258

BY: _____

RV-N0007501