TRUSTEE'S DEED

RETURN TO
GREATER NASH LE
TITLE & CLOSIN D.
200 MADISON S ET
MADISON, TN 3 15

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that certain Deed of Trust dated June 18, 2007 and recorded June 20, 2007 as Instrument No. 20070620-0073849in the Register's Office for Davidson County, Tennessee, **Tommy Crague, Jr.** conveyed to Deanie L. Gregory as Trustee to secure the indebtedness described in said Deed of Trust payable to **Jack Davis, Jr.,** the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, default having been made in the payment of said indebtedness and in the performance of said obligations thereby secured to be paid and performed, **Jack Davis, Jr.** has requested said Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by **Jack Davis, Jr.** advertisement and notice of the sale identifying all interested parties of said property was made and given in conformity with the terms and provisions of said Deed of Trust and Tenn. Code Ann. Sec. 35-5-104; by which advertisement the sale was appointed to be held on February 18, 2013 at the front door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in The Tennessean Newspaper on January 18, 2013, January 25, 2013 and February 1, 2013. The sixty day Notice of Right to Foreclose pursuant to Tennessee Code Annotated 35-1-117 was not applicable as the property subject to this sale was not the principal residence of the above Debtor; and

WHEREAS, the Trustee caused a diligent search of the Defense Manpower Data Center (DMDC) website for 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. Sec. 501, et seq.; and

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

WHEREAS, pursuant to said advertisement and notice, on February 18, 2013, at the front door of the Davidson County Courthouse in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, (or on credit on the secured indebtedness if the holder of the indebtedness was the successful bidder), at which time the said property was struck off and sold to **Jack Davis, Jr.** at and for the sum of **$23,055.00,** that being the highest and best bid offered; and

WHEREAS, **Jack Davis, Jr.** has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by **Jack Davis, Jr.** of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Trustee does hereby grant, bargain, sell, transfer and convey to **Jack Davis, Jr.** in fee simple forever the property described below and which property is located in **Davidson County, Tennessee, and is more particularly described as follows,** to-wit:

BILL GARRETT, Davidson County
Trans:T20130017079 DEEDTRS
Recvd: 03/01/13 10:14 6 pgs
Fees:33.00 Taxes:85.30
20130301-0020612

Land in Davidson County, Tennessee, beginning on an iron pipe in the south intersection of Ensley Avenue and Swinging Bridge Road rights-of-way and runs as follows: South 48 degrees 35' east 260.5 feet with the south edge of Swinging Bridge Road right-of-way to an iron pipe; thence with the curve turning left with a radius of 194 feet, South 5 degrees 35' east 104 feet to an iron pipe 10 feet from center line of T.C.R.R.; thence North 48 degrees 35' west 326 feet with T.C.R.R. right-of-way, North 35 degrees 00' east 75.8 feet with the south edge of Ensley Avenue right-of-way to the beginning and containing .49 acres, more or less, according to a survey made June, 1958 by L.C. Petty & Co., Carthage, Tennessee of Tract 12 of the Nashville Industrial Corporation holdings at Old Hickory, Tennessee.

Being the same property conveyed to Tommy Crague, Jr. by Warranty Deed from Steven R. Brewster and Kim W. Locke, dated June 18, 2007 and recorded June 20, 2007 as Instrument No. 20070620-0073848 in the Register's Office for Davidson County, Tennessee and subsequently being the same property conveyed to Jack Davis, Jr. by Quitclaim Deed from Tommy Crague, Jr. unmarried, of record as Instrument No. 20090422-0036320, said Register's Office.

The above property is unimproved and known as 345 Swinging Bridge Road, Old Hickory, TN 37138, and is also identified on Davidson County Property Assessor's Records as Tax ID No. 04405019200

THIS CONVEYANCE is made subject to any unpaid property taxes, further subject to rights-of-way of T.C.R.R. , Ensley Avenue and Swinging Bridge Road, subject to statutory right of redemption of any governmental agency, state or federal including, but not limited to the right of the United States of America, Department of the Treasury, Internal Revenue Service to redeem the property as provided for in 26 U.S.C. Sec. 7425(d)(1); further subject to any prior liens or encumbrances as well as any priority created by a fixture filing; further subject to any matter than an accurate survey of the premises might disclose and subject to any other statutory rights of redemption not otherwise waived in the Deed of Trust herein described.

TO HAVE AND TO HOLD the said real property herein above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto **Wayne Davis, Jr.**

I, Deanie L. Gregory, Trustee, convey to Jack Davis, Jr. all the rights conveyed to me as Trustee in said Deed of Trust, including such covenants and warranties that I, as Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referenced, and not as an individual.

WITNESS my hand and official seal at Madison, Tennessee, this the 28th day of February, 2013.

Deanie L. Gregory, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deanie L. Gregory as Trustee,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Madison, Tennessee, this the 28th day of February, 2013.

My commission expires: 1-9-16

Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer or value of property, whichever is greater is $23,055.00.

Deanie L. Gregory
Affiant

Sworn to and subscribed before me this the 28th day of February, 2013.

My commission expires: 1-9-16

Sandy Balent
Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NAME AND ADDRESS OF NEW OWNER:

Jack Davis, Jr.

1120 Springfield Hwy.

Goodlettsville, TN 37072

SEND TAX BILLS TO:

Same as New Owner

TAX ID NUMBER:

04405019200

This Instrument prepared by:

Deanie L. Gregory, Attorney

200 Madison Street

Madison, TN 37115

0101621583

Affidavit of Publications

Newspaper: THE TENNESSEAN / DAVIDSON

State Of Tennessee

TEAR SHEET ATTACHED

Account Number: 507939

Advertiser: DEANIE GREGORY

RE: 345 SWINGING BRIDGE ROAD

I, V Perry **Sales Assistant** for the above mentioned newspaper, hereby certify that the attached advertisement appeared in said newspaper on the following dates:

1/18/2013 1/25/2013 2/1/2013 V Perry

Subscribed and sworn to me this 1 day of February, 2013

Lela Bates

NOTARY PUBLIC

LELA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5/5/15

0101621583

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust Note dated June 18,2007 and the Deed of Trust of even date securing the same, recorded June 20, 2007 as Instrument No. 20070620-0073849 in the Register's Office for Davidson County, Tennessee, executed by Tommy Crague, Jr., conveying certain property therein described to Deanie L. Gregory, as Trustee for Jack Davis, Jr., Grantee under said Deed of Trust.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that said Trustee or an agent of said Trustee by virtue of the power, duty, and authority vested in and imposed upon said Trustee will, on February 18,2012 on or about 11:00AM at the south door (facing Union Street) of the Metropolitan Nashville and Davidson County Courthouse at Nashville, Tennessee, offer for sale certain property described hereinafter to the highest bidder FOR CASH, or on credit on the secured indebtedness if the holder of indebtedness is the successful bidder, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, beginning on an iron pipe in the south intersection ofthe Ensley Avenue and Swinging Bridge Road rights-of-way and running as follows: South 48 degrees 35' east 260.5 feet with the south edge of Swinging Bridge Road right-of-way to an iron pipe; thence with the curve turning left with a radius of 194 feet south 5 degrees 35' east 104 feet to an iron pipe 10 feet from the center line of T.c.R.R. ; thence North 48 degrees 35' west 326 feet with T.C.R.R. right-of-way to an iron pipe east, intersection of Ensley Avenue and T.C.R.R. right-of-way, thence North 35 degrees 00' East 75.8 feet with the south edge of Ensley Avenue right-of-way to the beginning and containing .49 acres according to a survey made June, 1958, by L. C. Petty & Co., Carthage, Tennessee of Tract 12 of the Nashville Industrial Corporation holdings at Old Hickory, Tennessee.

Being the same property conveyed to Tommy Crague, Jr. by Warranty Deed from Steven R. Brewster and Kim W. Locke, dated June 18, 2007 and recorded June 20, 2007 as Instrument No. 20070620-0073848, Register's Office for Davidson County, Tennessee, and subsequently being the same property conveyed to Jack Davis, Jr. by Quitclaim Deed from Tommy Crague, Jr., unmarried of record as Instrument No. 20090422-0036320, Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 345 Swinging Bridge Road, Old Hickory, TN 37138

On August 16,2007, the United States of America, Department of the Treasury, Internal Revenue Service filed a Notice of Federal Tax Lien against Tommy R. Crague. Said Notice of Federal Tax Lien is of record as Instrument No. 20070816-0097925, Register's Office for Davidson County, Tennessee, and on November 5, 2008, the United States of America, Department of the Treasury, Internal Revenue Service filed a Notice of Federal Tax Lien against Tommy R. Crague. Said Notice of Federal Tax Lien is of record as Instrument No. 20081105-011055, Register's Office for Davidson County, Tennessee.

Any interest in the property held by the United States of America, Department of the Treasury, Internal Revenue Service, by virtue of the aforementioned Notices of Federal Tax Liens is both junior and inferior to the interests held by Deanie L. Gregory as Trustee. Provided, however, that the United States of America, Department of the Treasury, Internal Revenue Service, pursuant to 26 U.S.C. Sec. 7425 (d) (1) shall have 120 days from the date of the sale within which to redeem the property by virtue of its tax liens. As required by 26 U.S.C. Sec. 7425(b), the United States of America, Department of the Treasury, Internal Revenue Service has been given timely notice of this action.

The sale to be made pursuant to this Notice will be subject to unpaid property taxes, right-of-way of T.C.R.R., rights-of-way of Swinging Bridge Road and Ensley Avenue; subject to any statutory right of redemption ofany governmental agency, state or federal including but not limited to the right of the United States of America, Department of the Treasury, Internal Revenue Service to redeem the property as provided for in 26 U.S.c. Sec. 7425(d) (1) ; subject to any prior liens or encumbrances as well as any priority created by a fixture filing; to any matter that an accurate survey of the premises might disclose; subject to Easements of record, and subject to any other party or parties who may claim an interest in the above referenced property, including but not limited to Tommy Crague, Jr..

The sale held pursuant to this Notice may be rescinded at the option of the Trustee at any time. The right is reserved to adjourn the day ofthe sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above.

The sixty (60) day notice ofthe right to foreclose pursuant to T. C. A. 35-5-101 is not applicable to this sale as the herein described property is not the principal residence ofthe debtor, Tommy Crague, Jr.

This 15th day of January, 2013.

Deanie L. Gregory
Trustee
200 Madison Street
Madison, TN 37115
Telephone: 615-865-1470
Facsimile: 615-865-1394
Electronic Mail: dgregory.greaternashville@comcast.net

Insertion Dates: January 18 and 25 and February 2,2013.

Deanie L. Gregory, Attorney
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison Street
Madison, TN 37115
E:mail: dgregory.greaternashville@comcast.net
Telephone: 615-865-1470
Facsimile: 615-865-1394

January 17, 2013

RECEIVED
2013 JAN 22 PM 2:37
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

Internal Revenue Service
Technical Services Advisory Group
801 Broadway, MDP 53
Nashville, TN 37203

Re: Tommy Crague (Taxpayer)
[redacted]-8928

Dear Technical Services:

This letter is to provide written notice of a foreclosure sale on property located at 345 Swinging Bridge Road, Old Hickory, TN 37138 scheduled to take place on February 18, 2013 at 11:00 AM at the front door of the Metropolitan Nashville and Davidson County, Tennessee Courthouse. The property is unimproved and is further described in the attached Notice of Trustee's Sale document.

The unpaid principal indebtedness on the Deed of Trust held by Jack Davis, Jr. is $20,000.00 plus interest in the approximate amount of $1,700.00 plus legal fees of approximately $700.00 plus advertising costs of $655.00.

Enclosed herein please find copies of your two (2) Notices of Federal Tax Liens recorded in Instrument No. 20070816-0097925 and Instrument No. 20081105-0110055, in the Register's Office for Davidson County, Tennessee and a copy of the Deed of Trust to Jack Davis Jr. of record as Instrument No. 20070620-0073849, said Register's Office.

Please advise is this Notice is adequate to meet your notice requirements.

Sincerely,

Deanie L. Gregory

Deanie L. Gregory

Attorney-at-Law

G

Enclosures

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.

Article Addressed to:

Internal Revenue Service
Technical Services Advisory Group
801 Broadway MDP 53
Nashville, TN 37203

Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X S. Harris ☑ Agent ☐ Addressee

B. Received by (Printed Name) Shauna Harris
C. Date of Delivery 1-22-13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

S Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540