RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Howard C. Lane

GRANTEE(s)
Cornerstone Investments,Inc.

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20140022000 DEEDTRS
Recvd: 04/02/14 10:00 11 pgs
Fees:58.00 Taxes:888.00
20140402-0027158

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 21, 2003 and recorded December 2, 2003, as Instrument No. 20031202-0173138 in the Register's Office of Davidson County, Tennessee, Howard C. Lane conveyed to PRLAP, Inc., as Trustee for Bank of America, N.A., 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, M&T Bank has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 12, 2014 as Instrument No. 20140312-0020518 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and M&T Bank has requested said Successor 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 said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on February 14, 2014 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on March 19, 2014 at the Bridgestone Arena in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Cornerstone Investments,Inc., at and for the sum of $191,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor 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 Cornerstone Investments,Inc. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Cornerstone Investments,Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 235 on the plan of Warner Park Valley, Section 1, revised, as of record in Book 3600, Page 12, 13 and 14, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard C. Lane by Warranty Deed recorded August 19, 2003, as Instrument No. 20030819-0120059, Register's Office for Davidson County, Tennessee.

Commonly known as: 943 Percy Warner Boulevard, Nashville, Tennessee 37205-4123.

Tax Parcel No.: 129 12 0 041.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Cornerstone Investments,Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 24 day of March, 2014.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 24 day of March, 2014.

BRITTANY SIMS NOTARY PUBLIC Comm. No. 12390928 My Comm. Exp. 10-12-2022 SALINE CO., ARKANSAS

_____
Notary Public

My Commission Expires: 10/12/22

FORM FOR OATH

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 240,000.00
_____, **Affiant**
Subscribed and sworn before me this the
2 Day of April, **20**14.
_____, **Deputy Register**

_____, _____

_____
Cornerstone Investments,Inc.

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Cornerstone Investments,Inc.
718 Thompson Lane, Suite 108
Nashville, TN 37205

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-9388

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

This 24 day of March, 2014, personally appearing before the undersigned, Kristin A. Camp, who states as follows:

That I am more than 18 years of age, suffer no legal disability

That default occurred on Deed of Trust dated November 21, 2003, executed by Howard C. Lane and Howard C. Lane, as mortgagor(s), in favor of PRLAP, Inc. as Trustee for Bank of America, N.A., and recorded December 2, 2003, as Instrument No. 20031202-0173138 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, Tennessee, being Lot Number 235 on the plan of Warner Park Valley, Section 1, revised, as of record in Book 3600, Page 12, 13 and 14, Register's Office for said County to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Howard C. Lane by Warranty Deed recorded August 19, 2003 , as Instrument No. 20030819-0120059, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 943 Percy Warner Boulevard, Nashville, Tennessee 37205-4123 .

That a foreclosure sale of said property was scheduled for sale on March 19, 2014, at the Bridgestone Arena in Nashville, Tennessee.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service, on the above referenced property, filed of record on October 22, 2004, as Instrument No. 20041022-0127456 and filed of record on August 2, 2010, as Instrument No. 20100802-0060470, in the real estate records of Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That, the notice letter to the Internal Revenue Service was mailed out via overnight mail on 11th day of February, 2014 and the tracking number for said notice letter is 91 7108 2133 3939 7211 6880 (See Attachment).

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By: _____
Kristin A. Camp
Successor-Trustee

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

BRITTANY SIMS Comm. No. 12390928 NOTARY PUBLIC My Comm. Exp. 10-12-2022 SALINE CO. ARKANSAS

_____
Notary Public

My Commission Expires:

10/12/22

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

February 11, 2014

INTERNAL REVENUE SERVICE
Attention: Wendy Smoot
801 Broadway, **MDP 53**
Nashville, Tennessee 37203

91 7108 2133 3939 7211 6880

RE: Howard C. Lane and Howard C. Lane
943 Percy Warner Boulevard
Nashville, Tennessee 37205-4123
Loan No. ********** / W&A No. 846-233017

Dear Ms. Smoot:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Howard C. Lane, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. M & T Bank
One Fountain Plaza, 7th Floor
Buffalo, NY 14203-1495

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: March 19, 2014 at 10:00 A.M. at the Bridgestone Arena in Nashville, Tennessee; and

5. The principal balance due is $119,342.78; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,

WILSON & ASSOCIATES, P.L.L.C.

Courtney Miller

CM/bb
Enclosures

cc w/enc:
@@@@@ @@@@@

CtoIRS_5_bbanda_140207_1510

[redacted]

3592

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

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
WAGE & INVESTMENT AREA #3
Lien Unit Phone: (800) 829-7650

Serial Number
681708910

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:T20100047258 LIENFIL
Recvd: 08/02/10 14:11 3 pgs
Fees:12.00 Taxes:0.00
[redacted]
20100802-0060470

Name of Taxpayer HOWARD C LANE

Residence 6213 CHARLOTTE PIKE STE 114
NASHVILLE, TN 37209-3038

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-7475	11/09/2009	12/09/2019	18798.76

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

Total $ 18798.76

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

the 23rd day of July, 2010.

Signature R. A. Mitchell
for DEBRA K. HURST

Title
ACS
(800) 829-7650

13-00-0000

(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

[redacted]

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

1672

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area: WAGE & INVESTMENT AREA 83 Lien Unit Phone: (800) 829-7650	Serial Number 195035604

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 HOWARD C LAKE

Residence 6213 CHARLOTTE PIKE 114
NASHVILLE, TN 37209-3038

Davidson County LIENFIL
Record: 10/22/04 14:00 Loan
[redacted]
20041022-0127458

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (d), 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	12/31/1993	[redacted]-7475	09/08/1997	10/08/2007	36298.58
1040	12/31/1994	[redacted]-7475	09/01/1997	10/01/2007	31306.03
1040	12/31/1995	[redacted]-7475	09/01/1997	10/01/2007	33712.95
6672	06/30/1995	[redacted]-7475	07/21/1997	08/20/2007	8197.98

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

Total $ 109515.54

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

the 12th day of October, 2004.

Signature [signature] Title ACS (800) 829-7650

For E RAVENAL

13-00-0000

(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. 400)

Part 1 - Kept By Recording Office

Form 668(T)(c) (Rev. 2-2004)
CAT. NO 50025K

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who states as follows:

1. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated November 21, 2003, recorded December 2, 2003, as Instrument No. 20031202-0173138 in the Register's Office of Davidson County, Tennessee, executed by Howard C. Lane in favor of Bank of America, N.A. to secure the payment of a deed of trust note to Bank of America, N.A..

2. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. See attached Department of Defense, DMDC status report.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 24 day of March, 2014.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

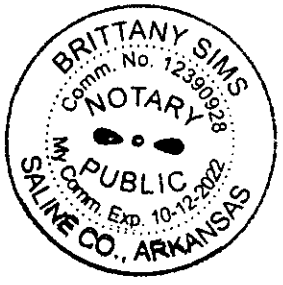
ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 24 day of March, 2014.



Notary Public

My Commission Expires: 10/12/22

DServiceMembersAffidavitTN_jdean_140319_1114

Department of Defense Manpower Data Center

Results as of : Mar-24-2014 01:19:00 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: LANE
First Name: HOWARD
Middle Name: C
Active Duty Status As Of: Mar-24-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350