92-7163-LS (0014) STD

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

NO MORTGAGE
New Owner - Send Tax Bills:
LINCOLN SERVICE CORPORATION
POST OFFICE BOX 989
OWENSBORO, KY, 42302-0989

Map/Parcel
150-11 190

Box 22

SUBSTITUTE TRUSTEE'S DEED

BOOK 8678 PAGE 265

WHEREAS, on the Thirty-first day of May, 1985, J. G. PALMER, was named Trustee in a Deed of Trust of even date executed by JOHN J. CHISUM AND WIFE, DONNA S. CHISUM, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 63,050.00, principal and interest at 12.250% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6572, Page 1, in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 8631, Page 59, in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: June 18, 1992 / June 25, 1992 / July 2, 1992, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, July 17, 1992, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time LINCOLN SERVICE CORPORATION, POST OFFICE BOX 989, OWENSBORO, KY, submitted the highest and best bid in the amount of $ 75,632.42 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to LINCOLN SERVICE CORPORATION, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 309 on the Plan of Towne Village of the Country, Section 4-A, of record in Book 6250, page 20, Register's Office for said County.

SAID Lot No. 309 fronts 63 feet on the southerly line and extends back 133.14 feet on the westerly line and 126.26 feet on the easterly line to a broken line in the rear measuring 92.91 feet thereon.

BEING the same property conveyed to Ronnie L. Barksdale and wife, Bonita Barksdale by deed of record in Book 8441, page 208, Register's Office for Davidson County, Tennessee.

THE LAND HEREIN ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHT OF THE UNITED STATES TO REDEEM THE LAND AS PROVIDED FOR IN 26 USC 7425(d)(1).

I, I. DYKE TATUM, Substitute Trustee, convey to LINCOLN SERVICE CORPORATION, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, this Seventeenth day of July, 1992.

I. DYKE TATUM
Substitute Trustee

28447
IDENTIF. TREFERENCE
JUL 17 11 25 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

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

Witness my hand and official seal at office at NASHVILLE, Tennessee, this Seventeenth day of July, 1992.

Mary Lee Molinaro
Notary Public

My Commission Expires: 7/23/94.

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $ 75,632.42.

I. Dyke Tatum
Affiant

Subscribed and sworn to before me, this Seventeenth day of July, 1992.

Mary Lee Molinaro
Notary Public

My Commission Expires: 7/23/94.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

92-7163-LS (0020) IRSLNBP

BOOK 8678 PAGE 267

J. Dyke Tatum

Attorney at Law

J. Phillip Jones

Suite 200, Arcpa Place, 201 Charlotte Avenue
Nashville, Tennessee 37203
(615) 321-5540
Fax (615) 321-5557

June 11, 1992

INTERNAL REVENUE SERVICE
NASHVILLE, TN

RE: Federal Tax Lien SERIAL NO.: 628916549
ID # [redacted]-6010
RONNIE L. & BONITA BARKSDALE
508 SPRING GARDEN COURT, ANTIOCH, TN, 37013

Dear

This will notify the Internal Revenue Service that property affected by the Federal Tax Lien referred to above will be sold at public auction, to the highest bidder for cash, on July 17, 1992 at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE in DAVIDSON County, Tennessee. This property is more adequately described in attached Schedule A.

Please find attached the following:

1. Copy of the Tax Lien
2. Copy of the Deed of Trust being foreclosed on
3. Copy of the Mortgage Title Policy
4. Copy of the Notice of Publication

6545 07/17 0101 03CHECK 292.72

The outstanding balance of the note secured by the mortgage to be foreclosed is $ 67,592.19. The holder of the mortgage will at the sale bid in the property at approximate $ 75,401.80, plus costs and fees of approximately $650.00.

Approximate Interest: $7,240.59
Misc. Expenses: 569.02*
*Includes late charges, escrow advances included in determining appx. bid amount above.

Very truly yours,

J. DYKE TATUM

Received by: M. Mayhew

Date Received: 6-19-92

Enclosures Received: _____

Enclosures

HAND DELIVERED

RECEIVED
INTERNAL REVENUE SERVICE
1992 JUN 19

6/19/92
12:40 p.m.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8678 PAGE 268

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75632.42
CON TX 279.72
PRFEE 1.00
WDEED 12.00
TOTAL 292.72
CHECK 292.72

07/17/92 01 11:25 0001 6545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28447

IDENTIF. TREFERENOE

JUL 17 11 25 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551273