92-7177-GE (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:
NATIONSBANK OF TENNESSEE
c/o LARRY EDMONDSON
808 BROADWAY
NASHVILLE, TN. 37203

Map & Parcel
115-10-21

SUBSTITUTE TRUSTEE'S DEED

BOOK 8695 PAGE 183

WHEREAS, on the First day of June, 1983, EVELYN WILDS AND CHARLES N. PAYNE, was named Trustee in a Deed of Trust of even date executed by DWIGHT WHEELER AND CORNELIA RENEE WHEELER, HUSBAND AND WIFE, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $90,000.00, principal and interest at 12.625 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6068, Page 363, 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 8671, Page 522, 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: July 9, 1992 / July 16, 1992 / July 23, 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 Wednesday, August 5, 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 NATIONSBANK OF TENNESSEE, 808 BROADWAY, NASHVILLE, TN, submitted the highest and best bid in the amount of $ 107,500.00 .

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

BEING LOT NO. 184 ON THE PLAN OF WEST MEADE ESTATES, SECTION II, AS OF RECORD IN BOOK 2900, PAGE 118, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 3844, PAGE 418, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 184 FRONTS 135 FEET ON THE WESTERLY SIDE OF CORNWALL DRIVE AND RUNS BACK BETWEEN LINES 385.0 FEET ON THE NORTHERLY LINE AND 381.05 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 125.65 FEET.

BEING THE SAME PROPERTY CONVEYED TO DWIGHT WHEELER AND WIFE, CORNELIA RENEE WHEELER BY DEED FROM JOHN T. DUCKETT AND WIFE, DIANE M. DUCKETT OF RECORD IN BOOK 6068, PAGE 360, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The land hereinabove described is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U. S. C. 7425(d)(1)

I, I. DYKE TATUM, Substitute Trustee, convey to NATIONSBANK OF TENNESSEE, 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 Fifth day of August, 1992.

I. DYKE TATUM
Substitute Trustee

92-7177-GE (0015) STD

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

BOOK 8695 PAGE 154

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 Fifth day of August, 1992.

Linda C. Vaughan
Notary Public

My Commission Expires: 5-22-93.

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 107,500.00.

Affiant

Subscribed and sworn to before me, this Fifth day of August, 1992.

Linda C. Vaughan
Notary Public

My Commission Expires: 5-22-93.

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

3 4 4 2 9

IDENTIF. REFERENCE

AUG 5 2 PM '92

PICK-UP

< 2 >

414.75 OSCHECK 1010 50/80 0867

92 7177 GL (0015) IRSLM

BOOK 8695 PAGE 135

J. Dyke Tatum

Attorney at Law

J. Phillip Jones

Suite 200, Arena Place, 2001 Charlotte Avenue
Nashville, Tennessee 37203
(615) 321-5540
Fax (615) 321-5557

July X, 1992
7

INTERNAL REVENUE SERVICE
SPECIAL PROCEDURES STAFF
P. O. BOX 1107
NASHVILLE, TN, 37202

RECEIVED
INTERNAL REVENUE SERVICE
1992 JUL -8 AM 9
SPECIAL PROCEDURES STAFF

RE: Federal Tax Lien(s) Serial # 629206163
ID # [redacted]-6211
DWIGHT WHEELER AND CORNELIA RENEE WHEELER, HUSBAND AND WIFE
6537 CORNWALL DR., NASHVILLE, TN, 37205-3041

Dear SIR:

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 August 5, 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

The outstanding balance of the note secured by the mortgage to be foreclosed is $86,002.68. The holder of the mortgage will at the sale bid in the property at approximate $ 93,756.83 , plus costs and fees of approximately $ 900.00 .

Very truly yours,

I. DYKE TATUM

HAND DELIVERED
Enclosures

Received by: J. Vaughn

Date Received: 7-8-92

7/8/92 by SRF

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8695 PAGE 136

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-6211
Date:
July 14, 1992

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: WHEELER, DWIGHT & CORNELIA
Property Address 6537 CORNWALL DRIVE
NASHVILLE, TN 37205

Dear Mr. Tatum:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice was filed on time and contains all of the required information.

If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8695 PAGE 187

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

3442 IDENTIF. REFERENCE

AUG 5 2 34 '92

DAVIDSON CO. TENN.

CAMT 107500.00
CON TX 397.75
PRFEE 1.00
WDEED 16.00
TOTAL 414.75
CHECK 414.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/92 01 14:25 0001 798E

No. 557804