92-7217-CU (0010) 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:
THDA, SUITE 1114
404 JAMES ROBERTSON PARKWAY
NASHVILLE, TN, 37243-0900

22

108-3-A

SUBSTITUTE TRUSTEE'S DEED

BOOK 8701 PAGE 712

WHEREAS, on the Twenty-ninth day of December, 1983, TIM N. TAYLOR, was named Trustee in a Deed of Trust of even date executed by EDWARD F. EDENS, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 43,550.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6206, Page 637, 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 * 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 16, 1992 / July 23, 1992 / July 30, 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. * Book 8683 page 624

PURSUANT to said advertisement on Friday, August 14, 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 TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY, NASHVILLE, TN, submitted the highest and best bid in the amount of $ 45,481.76 .

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

LAND SITUATED IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

A CERTAIN CONDOMINIUM UNIT AND LOT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: LOT NO. 6, UNIT NO. 5, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF PHASE II OF SECTION 3, PATIO VILLA, AS OF RECORD IN PLAT BOOK 5200, PAGE 495, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO EDWARD F. EDENS, UNMARRIED BY DEED FROM TENNREAL INC. OF RECORD IN BOOK 6206, PAGE 634, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE LAND HEREINABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHTS OF THE UNITED STATES OF AMERICA TO REDEEM THE LAND AS PROVIDED FOR IN 26 U.S.C. 7425(d)(1).

I, I. DYKE TATUM, Substitute Trustee, convey to TENNESSEE HOUSING DEVELOPMENT AGENCY, 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 Fourteenth day of August, 1992.

I. DYKE TATUM
Substitute Trustee

3.6.7.6.1.

IDENTIFICATION REFERENCE

AUG 14 11 21 AM '92

CAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

BOOK 8701 PAGE 713

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 Fourteenth day of August, 1992.

Notary Public

My Commission Expires: 1-22-95.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

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

Affiant

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

Notary Public

My Commission Expires: 1-22-95.

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

06-3 08/14 0101 03CHECK 12.00

92-7217-CU (0006) IRSLNBP

BOOK 8701 PAGE 714

J. Dyke Tatum
Attorney at Law

J. Phillip Jones

Suite 200, Arcade Place, 209 Charlotte Avenue
Nashville, Tennessee 37203
(615) 321-5540
Fax (615) 321-5557

July 9, 1992

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

RE: Federal Tax Lien SERIAL NO.: 629151369 & 629163282
ID # [redacted]-0951
EDWARD F. EDENS, UNMARRIED
808 PATIO DRIVE, NASHVILLE, TN, 37214

Dear SIR OR MADAM:

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 14, 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 $ 41,025.86. The holder of the mortgage will at the sale bid in the property at approximate $45,191.06, plus costs and fees of approximately $650.00.

Appx. Interest: $4,005.00
Misc. Expenses: * 160.20
*used in determining appx. bid amount above—late charges.

Very truly yours,

J. DYKE TATUM

Received by: Jannie R Grace
Date Received: 7-17-92
Enclosures Received: _____

Enclosures

HAND DELIVERED

7/17/92