92-7104-CH (0001) TN17

22

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:
CHEMICAL MORTGAGE COMPANY
200 OLD WILSON BRIDGE ROAD
WORTHINGTON, OH 43085-8500

BOOK 8709 PAGE 307

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Second day of March, 1987, D. GENE MERRILL AND/OR FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by JAMES R. MARTIN AND WIFE, CHARLOTTE F. MARTIN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $80,100.00, principal and interest at 9.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7154, Page 925, 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 8666, Page 430, 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 23, 1992 / July 30, 1992 / August 6, 1992, in ASHLAND CITY TIMES, 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 Monday, August 24, 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 CHEMICAL MORTGAGE COMPANY, 200 OLD WILSON BRIDGE ROAD, WORTHINGTON, OH, submitted the highest and best bid in the amount of $88,627.74.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to CHEMICAL MORTGAGE COMPANY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70, ON THE PLAN OF BELLE POINTE, PHASE IV, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6900, PAGE 44, REGISTERS OFFICE FOR SAID COUNTY, WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO BOBBY J. BRUNDIGE AND WIFE, KAREN J. BRUNDIGE BY DEED FROM JAMES R. MARTIN AND CHARLOTTE F. MARTIN, HUSBAND AND WIFE, OF RECORD IN BOOK 8002, PAGE 124, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to CHEMICAL MORTGAGE COMPANY, 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 Twenty-fourth day of August, 1992.

I. DYKE TATUM
Substitute Trustee

92-7104-CH (0002) TN17

STATE OF TENNESSEE }
} ss. BOOK 8709 PAGE 308
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 Twenty-fourth day of August, 1992.

Tammy Y Davis
Notary Public

My Commission Expires: 1-22-95.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $88,627.74.

Affiant

Subscribed and sworn to before me, this Twenty-fourth day of August, 1992.

Tammy Y Davis
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

92-7104-CH (0006) IRSLNBP

BOOK 8709 PAGE 309

J. Dyke Tatum
Attorney at Law

J. Phillip Jones

Suite 230, Arcade Building, 209 Charlotte Avenue
Nashville, Tennessee 37203
(615) 321-5540
Fax (615) 321-5557

RECEIVED
INTERNAL REVENUE SERVICE
7/27/92
SPECIAL PROCEDURES

July 15, 1992

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

RE: Federal Tax Lien SERIAL NO.: 629170192
ID # [redacted]-1846
BOBBY J. & KAREN K. BRUNDIGE
510 BELLE POINT COURT, NASHVILLE, TN, 37221

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 24, 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 $ 77,457.75. The holder of the mortgage will at the sale bid in the property at approximate $ 88,037.74, plus costs and fees of approximately $650.00.

Appx. Interest: $9,800.00
Misc. Expenses:* 779.99
*Includes late charges and escrow advances used in determining appx. bid amount above.

Very truly yours,

J. DYKE TATUM

Received by: Michelle Tan

Date Received: 7/27/92

Enclosures Received: _____

Enclosures

HAND DELIVERED

7/27/92

AUG 0 2 RECD

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-1846
Date:
July 31, 1992

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

BOOK 8709 PAGE 310

Re: Notice of Sale
Taxpayer: BRUNDIGE, BOBBY J & KAREN K.
Property Address: 510 BELLE POINTE COURT
NASHVILLE, TN 37221

3245 08/24 0101 03CHECK 344.82

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

39083

IDENTIFICATION REFERENCE

AUG 24 11 05 AM '92

WILLIAM A. KOCH
DAVIDSON COUNTY, TN

[redacted]

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8709 PAGE 311

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 88627.74
CON TX 327.82
CAMT 88627.74
VOID
CAMT ~~88627.74~~
PRFEE 1.00
WDEED 16.00
TOTAL 344.82
CHECK 344.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/92 01 11:10 0001 3245

AUG 24 11 06 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 9 0 8.3

No. 562985