22

92-7276-CO (0016) TN17

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:
NEW SOUTH FEDERAL SAVINGS BANK
P. O. BOX 830180
BIRMINGHAM, AL 32583-0180

Map & Parcel
138-115

SUBSTITUTE TRUSTEE'S DEED

BOOK 8721 PAGE 387

WHEREAS, on the Twenty-fifth day of November, 1988, RICHARD P. SIMS, was named Trustee in a Deed of Trust of even date executed by DOUGLAS E. REDING AND WIFE, BARBARA J. REDING, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $104,007.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7718, Page 269, 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 420, 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: August 6, 1992 / August 13, 1992 / August 20, 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 Thursday, September 3, 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 NEW SOUTH FEDERAL SAVINGS BANK, P. O. BOX 830180, BIRMINGHAM, AL, submitted the highest and best bid in the amount of $ 119,687.61 .

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

LAND LYING AND BEING IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE; BEING ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 6450, PAGE 120, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; AND FURTHER DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL SURVEYING CO., INC., DATED NOVEMBER 21, 1988, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF SOUTH MT. JULIET ROAD, SAID PIN BEING LOCATED 1895 FEET MORE OR LESS NORTH OF THE CENTER LINE OF COUCHVILLE PIKE; THENCE N 84 DEG. W., ALONG A WIRE FENCE, 606.17 FEET TO AN IRON PIN; THENCE S 6 DEG. 21 MIN. W, 296.17 FEET TO AN IRON PIN; THENCE N 81 DEG. 30 MIN. W, 1384.2 FEET TO A POINT; THENCE N 47 DEG. 22 MIN. E, 123.88 FEET TO A POINT; THENCE N 56 DEG. 58 MIN E, 207.21 FEET TO A POINT; THENCE N 14 DEG. 34 MIN. E, 63.3 FEET TO A POINT; THENCE S 84 DEG. E, 1745.44 FEET TO A POINT IN THE WESTERLY MARGIN OF SOUTH MT. JULIET ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY MARGIN OF THE SAID SOUTH MT. JULIET ROAD, 50.47 FET TO AN IRON PIN, THE POINT OF BEGINNING AND CONTAINING 9.82 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS E. REDING AND WIFE, BARBARA J. REDING BY DEED FROM VICTOR L. SMITH AND WIFE, CAROLYN S. SMITH OF RECORD IN BOOK 6450, PAGE 120, 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)

92-7276-CO (0017) TN17

I, I. DYKE TATUM, Substitute Trustee, convey to NEW SOUTH FEDERAL SAVINGS BANK, 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 Third day of September, 1992.

I. DYKE TATUM
Substitute Trustee

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 Third day of September, 1992.

Sandra 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 $ 119,687.61.

Affiant

Subscribed and sworn to before me, this Third day of September, 1992.

Sandra 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

42876

IDENTIFICATION REFERENCE

SEP 3 12 33 PM '92

FELIX Z. WHITE
REGISTER
DAVIDSON COUNTY, TN

92-7276-CO (0057) IRSLN

BOOK 8721 PAGE 359

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 28, 1992

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

RE: Federal Tax Lien(s) Serial # 629039075
ID # [redacted]-3696
DOUGLAS E. READING AND WIFE, BARBARA J. READING
6069 MT. JULIET RD., HERMITAGE, TN, 37076

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 September 3, 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 $102,702.11. The holder of the mortgage will at the sale bid in the property at approximate $ 118,700.00* , plus costs and fees of approximately $ 770.00 . *Of this amount approximately $15,300.00 is interest.

Very truly yours,

I. DYKE TATUM

Received by: _____

Enclosures

Date Received: _____

HAND DELIVERED - 8/6/92 9:50 a.m.
by PP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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]-3696
Date:
August 26, 1992

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

BOOK 8721 PAGE 390

Re: Notice of Sale
Taxpayer: REDING, DOUGLAS E & BARBARA
Property 6069 MT JULIET ROAD
Address HERMITAGE, TN 37076

Dear Mr. Tatum:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated August 28, 1992 was filed on time and contains all of the required information.

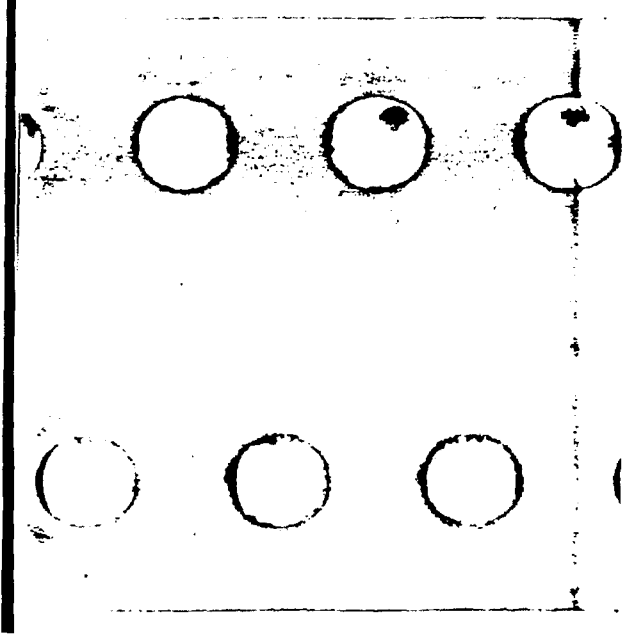
If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

03CHECK 459.39



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8721 PAGE 391

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
119687.61
CON TX 442.89
PRFEE 1.00
WDEED 16.00
TOTAL 459.89
CHECK 459.89

01 12:34 0001 3452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4287.0

IDENTIFICATION REFERENCE

SEP 3 12 33 PM '92

DAVIDSON COUNTY, TN

No. 567133