THIS INSTRUMENT PREPARED BY: Crocker and DeSha (AGL), Attorney at Law, Suite 2909, Stouffer Tower, 611 Commerce Street, Nashville, Tennessee 37203

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
First American National Bank c/o Samuel M. Ballesteros First American Center Nashville, Tennessee 37237-1051	Same	79-74

3626 09/03 0101 03CHECK 1163.00

BOOK 8721 PAGE 921

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated April 4, 1989, executed by Paul L. Eichel, unmarried, which is recorded in Book 7810, Page 503, Register's Office for Davidson County, Tennessee, and the amendment to said Deed of Trust of record in Book 8030, page 533, Register's Office of Davidson County, Tennessee; and,

WHEREAS, Allison G. Lucas, was appointed Substitute Trustee by an instrument of record in Book 8683, Page 249, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was declared due and payable by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and,

WHEREAS, payment not having been made as demanded, Allison G. Lucas, Substitute Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, August 27, 1992, at the south door of the Davidson County Courthouse, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and,

WHEREAS, Allison G. Lucas, Substitute Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Three Hundred Thousand and no/100 Dollars ($300,000.00) by First American National Bank and said property was knocked off and sold to First American National Bank.

NOW, THEREFORE, in consideration of the premises and the sum of Three Hundred Thousand and no/100 Dollars ($300,000.00)cash in hand paid by First American National Bank, I, Allison G. Lucas, Substitute Trustee, has this day bargained and sold and by these presents does transfer and convey to First American National Bank, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> Being Lot No. 2 on the Plan of Cockrill Bend Industrial Complex, Section Two as of record at Plat Book 6050, page 287, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.
>
> Being all the same property conveyed to Paul Eichel by deed from Metropolitan Port Authority as of record at Book 7014, page 76, said Register's Office.
>
> Paul Eichel and Paul L. Eichel being one and the same person.
>
> This is improved property known as 7336 Cockrill Bend Industrial Blvd., Nashville, TN 37209.

This description being the same in the last conveyance of the subject property.

And Allison G. Lucas, Substitute Trustee, covenants with the said First American National Bank, that she is lawfully seized and possessed of said real property as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, has a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real property.

Allison G. Lucas further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to said real property to First American National Bank, its successors and assigns, against the lawful claims of any persons claiming by or through her as Substitute Trustee, but no further or otherwise; it being her intention only to convey to First American National Bank no greater title in the subject real property than she received as Substitute Trustee.

The property described herein 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) and is additionally subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. § 67-1-1433(c)(1). Copies of the Notices to the United States and the State of Tennessee, plus the written responses of the United States and the State of Tennessee are attached to this Deed.

WITNESS my hand this 27th day of August, 1992.

Allison G. Lucas
Substitute Trustee
Crocker and DeSha
Suite 2909, Stouffer Tower
611 Commerce Street
Nashville, TN 37203
615-726-3322

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeanne K. Scott, a Notary Public in and for the aforesaid County and State, Allison G. Lucas, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 1992.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 1992.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1-27-96

\agl\eichel.ded

THIS INSTRUMENT PREPARED BY: Crocker and DeSha (AGL), Suite 2909 Stouffer Tower, 611 Commerce Street, Nashville, Tennessee 37203

BOOK 8721 PAGE 923

AMENDED NOTICE OF FORECLOSURE SALE

WHEREAS, Paul L. Eichel, unmarried, by Deed of Trust dated April 4, 1989, of record in Book 7810, Page 503, Register's Office for Davidson County, Tennessee, conveyed to William A. Ellis, Trustee, the hereinafter described real property to secure the payment of a promissory note and other indebtedness as described in said Deed of Trust; and

WHEREAS, said Deed of Trust was amended by instrument of record in Book 8030, page 533, Register's Office of Davidson County, Tennessee (the Deed of Trust and Amended Deed of Trust shall hereinafter be referred to as the "Deed of Trust"); and

WHEREAS, pursuant to Lender's option to remove the Trustee and appoint a Substitute Trustee to the Trustee appointed in said Deed of Trust, Allison G. Lucas has been appointed Substitute Trustee by the owner and holder of said indebtedness by instrument of record in Book 8683, Page 249, Register's Office for Davidson County, Tennessee; and

WHEREAS, default in the payment of the various indebtednesses secured by said Deed of Trust has been made; and

WHEREAS, the owner and holder of said indebtednesses has demanded that the real property be advertised and sold in satisfaction of said debt and the cost of foreclosure, in accordance with the terms and provisions of the notes and deeds of trust.

NOW, THEREFORE, notice is hereby given that I, Allison G. Lucas, Substitute Trustee, pursuant to the power, duty and authority vested in and imposed upon me in said Deed of Trust, will on Thursday, August 27, 1992, at 12:00 NOON, at the South Door of the Davidson County Courthouse, Nashville, Tennessee, offer for sale to the highest and best bidder for cash and free from the equitable and statutory rights of redemption, homestead, dower and all other rights and exemptions as provided in said Deed of Trust, certain real property situated in Davidson County, Tennessee, described as follows:

> Being Lot No. 2 on the Plan of Cockrill Bend Industrial Complex, Section Two as of record at Plat Book 6050, page 287, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.
>
> Being all the same property conveyed to Paul Eichel by deed from Metropolitan Port Authority as of record at Book 7014, page 76, said Register's Office.
>
> Paul Eichel and Paul L. Eichel being one and the same person.

This is improved property known as 7336 Cockrill Bend Industrial Blvd., Nashville, TN 37209.

This is notice pursuant to T.C.A. § 35-5-104 that the United States claims liens of record in Book 7996, Page 27, Register's Office of Davidson County (refiled in Book 8010, page 671, and Book 8033, page 82, said Register's Office. The notice of sale required by 26 U.S.C. § 7425(b) has been timely given. Sale of the property pursuant to this Notice shall be subject to the right of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1).

This is further notice pursuant to T.C.A. § 35-5-104 that the State of Tennessee claims a lien of record in Book 7981, Page 318,

Register's Office of Davidson County and that the notice of sale required by T.C.A. § 67-1-1433(b)(1) has been timely given. Sale of the property pursuant to this Notice shall be subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. § 67-1-1433(c)(1).

Said sale shall be subject to any and all unpaid taxes and other encumbrances which may be a lien or restriction against the above described property.

This Notice is amended only to include the underlined paragraphs above.

This the 27th day of July, 1992.

Allison G. Lucas
Substitute Trustee
Crocker and Desha
Suite 2909, Stouffer Tower
611 Commerce Street
Nashville, TN 37203
615-726-3322

Insertion dates: July 30, 1992
August 6, 1992
August 13, 1992

CERTIFICATE OF SERVICE

I certify that a true copy of the foregoing Notice of Foreclosure Sale has been placed in the United States Mail, postage prepaid, to Samuel M. Ballesteros, 10th Floor, First American Center, Nashville, TN 37237-1051; Paul L. Eichel, 2309 Bellevue Manor Drive, Nashville, TN 37221; District Director, Internal Revenue Service, c/o Bill Branson, P. O. Box 1107, Nashville, TN 37202, Tennessee Department of Revenue, Tax Enforcement Division, c/o Buddy Hooks, P. O. Box 3287, Nashville, TN 37219-3287; and Paul Rudolph, Esquire, 2300 21st Avenue South, Suite 305, Nashville, TN 37212-4927 on this the 27th day of July, 1992.

Allison G. Lucas

agl\eichel.not

THIS INSTRUMENT PREPARED BY: Crocker and DeSha (AGL), Suite 2909 Stouffer Tower, 611 Commerce Street, Nashville, Tennessee 37203

NOTICE OF FORECLOSURE SALE

WHEREAS, Paul L. Eichel, unmarried, by Deed of Trust dated April 4, 1989, of record in Book 7810, Page 503, Register's Office for Davidson County, Tennessee, conveyed to William A. Ellis, Trustee, the hereinafter described real property to secure the payment of a promissory note and other indebtedness as described in said Deed of Trust; and

WHEREAS, said Deed of Trust was amended by instrument of record in Book 8030, page 533, Register's Office of Davidson County, Tennessee (the Deed of Trust and Amended Deed of Trust shall hereinafter be referred to as the "Deed of Trust"); and

WHEREAS, pursuant to Lender's option to remove the Trustee and appoint a Substitute Trustee to the Trustee appointed in said Deed of Trust, Allison G. Lucas has been appointed Substitute Trustee by the owner and holder of said indebtedness by instrument of record in Book 8683 , Page 249 , Register's Office for Davidson County, Tennessee; and

WHEREAS, default in the payment of the various indebtednesses secured by said Deed of Trust has been made; and

WHEREAS, the owner and holder of said indebtednesses has demanded that the real property be advertised and sold in satisfaction of said debt and the cost of foreclosure, in accordance with the terms and provisions of the notes and deeds of trust.

NOW, THEREFORE, notice is hereby given that I, Allison G. Lucas, Substitute Trustee, pursuant to the power, duty and authority vested in and imposed upon me in said Deed of Trust, will on Thursday, August 27, 1992, at 12:00 NOON, at the South Door of the Davidson County Courthouse, Nashville, Tennessee, offer for sale to the highest and best bidder for cash and free from the equitable and statutory rights of redemption, homestead, dower and all other rights and exemptions as provided in said Deed of Trust, certain real property situated in Davidson County, Tennessee, described as follows:

> Being Lot No. 2 on the Plan of Cockrill Bend Industrial Complex, Section Two as of record at Plat Book 6050, page 287, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.
>
> Being all the same property conveyed to Paul Eichel by deed from Metropolitan Port Authority as of record at Book 7014, page 76, said Register's Office.
>
> Paul Eichel and Paul L. Eichel being one and the same person.

This is improved property known as 7336 Cockrill Bend Industrial Blvd., Nashville, TN 37209.

Said sale shall be subject to any and all unpaid taxes and other encumbrances which may be a lien or restriction against the above described property.

This the 27th day of July, 1992.

Allison G. Lucas
Substitute Trustee
Crocker and Desha
Suite 2909, Stouffer Tower
611 Commerce Street
Nashville, TN 37203
615-726-3322

Insertion dates: July 30, 1992
August 6, 1992
August 13, 1992

CERTIFICATE OF SERVICE

I certify that a true copy of the foregoing Notice of Foreclosure Sale has been placed in the United States Mail, postage prepaid, to Samuel M. Ballesteros, 10th Floor, First American Center, Nashville, TN 37237-1051; Paul L. Eichel, 2309 Bellevue Manor Drive, Nashville, TN 37221; District Director, Internal Revenue Service, c/o Bill Branson, P. O. Box 1107, Nashville, TN 37202, Tennessee Department of Revenue, Tax Enforcement Division, c/o Buddy Hooks, P. O. Box 3287, Nashville, TN 37219-3287; and Paul Rudolph, Esquire, 2300 21st Avenue South, Suite 305, Nashville, TN 37212-4927 on this the 27th day of July, 1992.

Allison G. Lucas

agl\eichel.not

BOOK 8721 PAGE 927

July 27, 1992

COPY

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
c/o Bill Branson
Special Procedures Staff
P. O. Box 1107
Nashville, Tennessee 37202

RE: Paul Louis Eichel
7336 Cockrill Bend Blvd.

Dear Mr. Branson:

Pursuant to 26 U.S.C. 7425 I am hereby giving notice, on behalf of First American National Bank, of a sale of property on which the United States claims a lien.

I am enclosing herewith copies of the Notices of Federal Tax Lien, which were filed on behalf of the Nashville District on December 1, 1989, in Book 7996, page 27 (re-filed in Book 8010, page 671), and on January 26, 1990, in Book 8033, page 82, in the Register's Office for Davidson County, Tennessee.

I am also enclosing herewith a copy of First American's Notice of Foreclosure Sale, which contains a detailed description of the property affected. The Notice also contains the date, time, place and terms of the sale of the property.

The amount of the principle obligation, including interest, due to First American National Bank is approximately $360,000. It is expected that the expenses that will be chargeable against the sale proceeds will not exceed $360,000.

I have enclosed a copy of this letter upon which I would appreciate your stamping the date of receipt and returning to me in the enclosed stamped envelope.

If anything further is required from my office, please let me know.

Yours very truly,

Allison G. Lucas

AGL/ms

\FORMS\FORECLOS\FED-LIEN.LTR

BOOK 8721 PAGE 928

COPY

July 27, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Tennessee Department of Revenue
c/o Buddy Hooks
Tax Enforcement Division
P. O. Box 3287
Nashville, Tennessee 37219-3287

RE: Paul Louis Eichel

Dear Mr. Hooks:

Pursuant to T.C.A. 67-1-1433 I am hereby giving notice, on behalf of First American National Bank, of a sale of property on which the State of Tennessee claims a lien.

I am enclosing herewith a copy of the Notice of State Tax Lien, which was filed on behalf of the State of Tennessee in Book 7981, page 318 in the Register's Office for Davidson County, Tennessee.

I am also enclosing herewith a copy of First American's Notice of Foreclosure Sale, which contains a detailed description of the property affected. The Notice also contains the date, time, place and terms of the sale of the property.

The amount of the principle obligation, including interest, due to First American National Bank is approximately $360,000. It is expected that the expenses that will be chargeable against the sale proceeds will not exceed $360,000.

I have enclosed a copy of this letter upon which I would appreciate your stamping the date of receipt and returning in the enclosed stamped envelope.

If anything further is required from my office, please let me know.

Yours very truly,

Allison G. Lucas

AGL/ms

Enclosures

\agl\eichel.lie

BOOK 8721 PAGE 929

COPY

August 17, 1992

Mr. Buddy Hooks EXT. 7074
Tennessee Department of Revenue
Tax Enforcement Division
Post Office Box 3287
Nashville, TN 37219-3287

Re: Amended Notice of Sale - Paul Louis Eichel

Dear Mr. Hooks:

Pursuant to our conversation this date concerning the above, this is notice to you that I have Amended the Notice of Sale in regard to the above in order to comply with the language of T.C.A. § 35-5-104. I understand from you that this amendment will suffice to release the State of Tennessee's lien on the subject property subject to the right to redeem and that there is no need to reset the sale.

Thank you for your cooperation in this matter.

Yours very truly,

ORIGINAL SIGNED BY:

Allison G. Lucas

AGL/ms

enclosure

cc: Samuel M. Ballesteros

BOOK 8721 PAGE 930

August 17, 1992

Ms. Glenda Douglas
Internal Revenue Service
Special Procedures Branch
P.O. Box 1107
Nashville, TN 37202

Re: Amended Notice of Sale - Paul Louis Eichel

Dear Ms. Douglas:

Pursuant to your conversation with Becky Dance of the counsel's office, I am enclosing an Amended Notice of Foreclosure Sale in regard to the above in order to comply with the language of T.C.A. § 35-5-104. I understand from Ms. Dance that this amendment will suffice to release the United States' lien on the subject property subject to the right to redeem.

If you have any questions, please contact me.

Yours very truly,

ORIGINAL SIGNED BY:

Allison G. Lucas

AGL/ms

enclosure

cc: Samuel M. Ballesteros

BOOK 8721 PAGE 931

July 27, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
c/o Bill Branson
Special Procedures Staff
P. O. Box 1107
Nashville, Tennessee 37202

RE: Paul Louis Eichel
7336 Cockrill Bend Blvd.

Dear Mr. Branson:

Pursuant to 26 U.S.C. 7425 I am hereby giving notice, on behalf of First American National Bank, of a sale of property on which the United States claims a lien.

I am enclosing herewith copies of the Notices of Federal Tax Lien, which were filed on behalf of the Nashville District on December 1, 1989, in Book 7996, page 27 (re-filed in Book 8010, page 671), and on January 26, 1990, in Book 8033, page 82, in the Register's Office for Davidson County, Tennessee.

I am also enclosing herewith a copy of First American's Notice of Foreclosure Sale, which contains a detailed description of the property affected. The Notice also contains the date, time, place and terms of the sale of the property.

The amount of the principle obligation, including interest, due to First American National Bank is approximately $360,000. It is expected that the expenses that will be chargeable against the sale proceeds will not exceed $360,000.

I have enclosed a copy of this letter upon which I would appreciate your stamping the date of receipt and returning to me in the enclosed stamped envelope.

If anything further is required from my office, please let me know.

Yours very truly,

/s/

Allison G. Lucas

AGL/ms

RECEIVED
NASHVILLE DISTRICT IRS
JUL 29 '92
021 OP.M.
SPECIAL PROCEDURES BRANCH
Received By: Mae Caldwell

\FORMS\FORECLOS\FED-LIEN.LTR

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8721 PAGE 932

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-2295
Date:
August 18, 1992

ALLISON G. LUCAS

721 FIRST AMERICAN CENTER
NASHVILLE TN 37237

Re: Notice of Sale
Taxpayer: EICHEL, PAUL LOUIS
Property: 7336 COCKRILL BEND BLVD
NASHVILLE, TN 37209

Dear Mr. Lucas:

The foreclosure sale for the taxpayer named above, according to the notice, was scheduled to take place on 08/27/92. Please answer the questions listed below regarding that sale.

1. Did the sale occur?

2. If the sale did take place, please provide the name and address of the purchaser.

3. What was the dollar amount of the sale?

4. Please provide an itemized list of the sale expenses?

5. If the sale did not take place, please give a detailed reason why it did not.

Also, please provide the name and telephone number of a person we may contact should we have further questions.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

[redacted]

BOOK 8721 PAGE 933

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

August 17, 1992

Ms. Allison G. Lucas
Crocker and Desha
Attorneys at Law
Suite 2909, Stouffer Tower
611 Commerce Street
Nashville, Tennessee 37203

Re: Foreclosure Sale of Property Owned by
Paul Lewis Eichel
Account number: 3-000153605-000-1

Dear Mr. Lucas,

This is in reference to your letter dated July 27, 1992 concerning a foreclosure sale of property owned by Paul Lewis Eichel.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of sale, the indebtedness indicated in your letter, and any other superior liens, the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of September 15, 1992 is $109,953.96.

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

43039

IDENTIFICATION REFERENCE
SEP 21 1992

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:rcw

xc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8721 PAGE 931

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	
				300000.00
			CON TX	1110.00
			PRFEE	1.00
			WDEED	52.00
			TOTAL	1163.00
			CHECK	1163.00
09/03/92	01		16:03 0001	3626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43039

IDENTIFICATION REFERENCE

SEP 3 11 03 PM '92

DAVIDSON COUNTY, TN

No. 567307