Box 39

This Instrument Prepared By:

Robert Greene, Attorney
619 Woodland Street
Nashville, Tennessee 37206

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust, dated the 12th day of April, 1989 of record in Book 7819, page 645 Register's Office for Davidson County, Tennessee, FATIMA K. TELWAR conveyed the herein described property to Rick Davidson, Trustee to secure an indebtedness to Citizens Savings Bank and Trust Company, evidenced by a promissory /Deed of Trust note dated even date of said Deed; and

WHEREAS, default was made in the payment of said note and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand on me, to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, all in accordance with the terms and conditions of said Trust agreement, to sell said property at 12:00 O'clock Noon, on the 15th of July 1992 at the south door of the Courthouse, in Davidson County, Tennessee, for cash, and

WHEREAS, the highest, last and best bid received was in the amount of $72,926.34 Dollars, cash, said offer and bid having been made by Citizens Savings Bank and Trust Company.

NOW, THEREFORE, in consideration of said sum, I, Rick Davidson, Trustee, have bargained and sold and by these presents do transfer and convey unto the said Citizens Bank and Trust Company, their successors, heirs, and assigns certain tracts or parcels of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 Kendall Corner Condominiums as shown on Master Deed in recorded Book 7814, page 34, this being an amendment of Lot No. 1, Brookside Court, No. 2 incorporated, of record in Book 1835, page 47, said Register's Office, to which reference is made for a more complete description.

Being the same property to Fatima K. Telwar by deed from Richard Manson, Trustee of record in Book 7819 page 643, said Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 1, 5600 Kendall Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land with the appurtenances, estate, title, and interest thereto belonging to the said Citizens Savings Bank and Trust Company, their successors, heirs and assigns forever;

This conveyance is made by me as Trustee, but no further or otherwise and made subject to the right of redemption by Internal Revenue Special Procedures Staff by reason of a federal tax lien of record in Book 8406, page 396, Register's Office for Davidson County, Tennessee. Notice of this sale was given to Internal Revenue Service as required by 26 U.S.C Sub. sec. 7425 et. seq. and as evidenced by the letter attached hereto marked as Exhibit ".A" and made a part hereof.

WITNESS MY HAND this 31st day of July, 1992.

Rick Davidson, Trustee

STATE OF TENNESSEE)
) ss.:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named, the bargainor, Rick Davidson, Trustee with whom I am personally acquainted, and (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the within instrument as trustee and as his free act and deed.

Witness my hand and official seal at Nashville, this 31st day of July, 1992.

Notary Public

My Commission Expires: 11/21/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 72,926.67
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 9th DAY OF Sept. 19 92
Deputy Register

IDENTIFICATION REFERENCE
SEP 9 1 54 PM '92
DAVIDSON COUNTY, TN

44496

5212 09/09 0101 03CHECK 286.73

ROBERT GREENE
Attorney at Law

Telephone (615) 242-5003

619 Woodland Street
Nashville, Tennessee 37206
of Counsel
SMITH & HIRSCH
Fax (615) 244-5031

Exhibit "A"

June 6, 1992

CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. P027033235

NOTICE OF FORECLOSURE
TO DEPARTMENT OF TREASURY
PURSUANT TO TITLE 26 U.S.C. § 7425 (c)
UNITED STATES TAX LIEN ACT OF 1966

TO: Secretary of the Treasury
c/o District Director of Internal Revenue
Internal Revenue Service
801 Broadway, Stop 31
Nashville, Tennessee 37203

ATTENTION: Chief, Special Procedures Section

RE: Foreclosure on Real Property
Fatimar K. Telwar
Unit 1, 5600 Kendall Avenue

Dear Sir:

Pursuant to the above state provision of the Tax Lien Act of 1966 and I.R.C. § 7425 this letter is to constitute notice of the foreclosure by Citizens Savings Bank and Trust Company on real property described in the enclosed foreclosure notice attached hereto and incorporated herein by reference.

The Federal Tax Lien on said property contains the following information:

Kind of Tax	Tax Period Ended	Assessment Date	I.D. No.	Amount
(a)	(b)	(c)	(d)	(e)
1040	12-31-89	11-19-90	[redacted]8838	$249,331.75

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

The United State Federal tax lien number is 629158945.

The amount due, including interest to Citizens Savings Bank and Trust Company as of today's date is $70,142.52.

Additionally, attorney fees of $750.00 and cost of &313.20 will be chargeable against the sale proceeds of said foreclosure.

The date of foreclosure is July 15, 1992 at 12:00 o'clock noon at the front door of the Courthouse in Davidson County, Tennessee.

Sincerely,

Smith & Hirsch

By _____

Robert Greene
Attorney-At-Law

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

RECEIVED OF _____

FOR _____

BOOK 8726 PAGE 91

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 72926.34
				CON TX 269.73
				PRFEE 1.00
				WDEED 16.00
				TOTAL 286.73
				CHECK 286.73
09/09/92	01			13:54 0001 5212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44496

IDENTIFICATION REFERENCE

SEP 9 1 54 PM '92

F. Z. WILSON, II REG. ST. F.
DAVIDSON COUNTY, TN

No. 568880