This Instrument Prepared By:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH (MTH)
Suite 600, 511 Union Street
Nashville, Tennessee 37219

NEW OWNERS:
BVT Quail Creek, Ltd.
c/o First Management Services
333 Union Street
Nashville, TN 37219

SEND TAX BILL TO:
same

MAP & PARCEL
051-15A-077

3665 11/20 0101 03CHECK 136.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") dated December 4, 1986, and recorded in Book 7061, Page 331, in the Register's Office for Davidson County, Tennessee, Stuart H. Bowdoin conveyed to John A. Thweatt, Trustee, the hereinafter described property (the "Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, said Note and Deed of Trust was assigned to BVT Quail Creek, Ltd., a Tennessee limited partnership by Assignment of record in Book 7061, Page 338, Register's Office for Davidson County, Tennessee; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 8682, Page 398, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested said Matthew T. Harris, Successor Trustee, to advertise and sell the said Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement of the sale was appointed to be held on the 20th day of November, 1992, at the South door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness was the successful bidder) at which sale, BVT Quail Creek, Ltd. ("Grantee", whether one or more), being the highest and best bidder, became the purchaser of the Property at and for the sum of Thirty Thousand and no/100 Dollars ($30,000.00).

NOW THEREFORE, in consideration of the premises, the undersigned, Matthew T. Harris, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. N-79 as shown on the Plan of record in Book 6328, Pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et seq., said Register's Office.

PICK-UP

RECEIVED
NOV 20 2 33 PM '92
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE:
6 6 8 9 4

N MTH17211 V1

Quail Creek, Inc. of record in Book 7061, Page 328, Register's Office for Davidson County, Tennessee.

The street address of the property is: 420 Walton Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said described real estate unto such Grantees, its successors and assigns, forever in fee simple.

Sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust. The above described real estate is conveyed subject to the right of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1) (1986), the said United States having been notified of the sale by Successor Trustee as set forth on Exhibit "A" and "B" attached hereto.

IN WITNESS WHEREOF, Matthew T. Harris, Successor Trustee, has executed these presents this 20 day of November, 1992.

MATTHEW T. HARRIS
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 1992, before me personally appeared Matthew T. Harris, to be known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office in Nashville, Tennessee, this 20th day of November, 1992.

Notary Public

My Commission Expires: 5/28/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $30,000.00.

Affiant

Sworn to and subscribed before me, this 20th day of November, 1992.

Notary Public

My Commission Expires: 5/28/95

LAW OFFICES
HEISKELL, DONELSON, BEARMAN, ADAMS, WILLIAMS & KIRSCH
A PROFESSIONAL CORPORATION
SUITE 800 • NASHVILLE CITY CENTER
511 UNION STREET
NASHVILLE, TENNESSEE 37219-1745
(615) 256-0619
FACSIMILE
(615) 726-7378

BOOK 8792 PAGE 844

October 8, 1992

District Director
Internal Revenue Service
P. O. Box 1107
Nashville, Tennessee 37202

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Attention: Chief, Special Procedures Function

Re: Section 7425 Notice of Sale

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Gentlemen:

This firm represents BVT Quail Creek, Ltd., holder of a promissory note (the "Note") executed by Stuart H. Bowdoin dated December 4, 1986 in the original principal amount of $45,000.00. The Note is secured by a deed of trust (the "Deed of Trust") dated December 4, 1986, and recorded in Book 7061, Page 331, Register's Office of Davidson County, Tennessee. The Note is in default and demand for payment of the amount in default has been made, but such demand has not been honored. The holder of the Note and Deed of Trust, therefore, has declared the Note to be in default so that full payment of the Note is now required and has demanded that the property (the "Property") encumbered by the Deed of Trust, and hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

An examination of the records in the Register's Office of Davidson County, Tennessee reveals that the Internal Revenue Service has filed a notice of federal tax lien

against the Property. Therefore, this notice is being submitted to you pursuant to Section 7425 of the Internal Revenue Code of 1954, as amended, as follows:

1. This notice is submitted by Matthew T. Harris, Attorney, Heiskell, Donelson, Bearman, Adams, Williams & Kirsch, on behalf of BVT Quail Creek, Ltd..

2. The Nashville District of the Internal Revenue Service has filed Notices of Federal Tax Lien (the "Tax Lien Notice") against Stuart H. Bowdoin in the amount of $8959.05. The address of said taxpayer as shown on the Tax Lien Notices is 5304 Edmondson Pike #4, Nashville, Tennessee 37211-5897. The Tax Lien Notice bears Serial numbers 629169231, is dated December 6, 1991, is of record in Book 8507, Page 557, Register's Office of Davidson County, Tennessee, having been recorded at said Register's Office on December 13, 1991,. A copy of the Tax Lien Notice is enclosed herewith for your convenience.

3. The street address of the Property is 420 Walton Lane, Tennessee, and the Property is more particularly described as follows:

   Unit N-79 as shown on the Plat of Quail Creek Condominiums of record in Book 6328, Pages 89 and 90, Register's Office of Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowners Association as described in Book 6328, Page 401 of said Register's Office.

4. The Property will be sold at public auction for cash on November 20, 1992, at 12:00 o'clock P.M. at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. Enclosed herewith is a copy of the Notice of Foreclosure.

5. The approximate amount of principal indebtedness on the Note is $43,334.47 with accrued interest in the amount of $2306.79 as of July 31, 1992. Accordingly, the total indebtedness secured by the Deed of Trust is approximately $45,641.26 plus the expenses and attorney's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in the foreclosure will exceed the sum of $1200.00.

The property herein described is also subject to the following encumbrances:

District Director
October 8, 1992

1992 Metro Taxes, Stuart H. Bowdoin, 420 Walton Lane, N-79, Map - Parcel 051-15A-079, 11DZ 17353, $531.51, Unpaid.

The Plan of record in Book 6328, page 89, Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

Master Deed contained in instrument of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 6328, page 74, Register's Office for Davidson County, Tennessee.

Please accept this letter as the twenty-five (25) day notice required by Section 7425 of the Internal Revenue Code of 1954, as amended, which notice must be given to the Secretary of the Treasury or his delegate. Please advise me immediately of any deficiency in this notice.

Sincerely yours,

HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
A Professional Corporation

Matthew T. Harris /mcs

Matthew T. Harris

MTH:km

N HCD13928 V1

Internal Revenue Servic

District
Director

Departme of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8792 PAGE 847

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-9152
Date:
October 19, 1992

MATTHEW T. HARRIS
SUITE 600, NASHVILLE CITY CENTER
511 UNION STREET
NASHVILLE TN 37219

Re: Notice of Sale
Taxpayer: BOWDIN, STUART H & JOCELYN
Property 420 WALTON LANE
Address MADISON, TN 37115

Dear Mr. Harris:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated October 8, 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

EXHIBIT "B"

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8792 PAGE 848

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 30000.00	
			CON TX 111.00	
			PRFEE 1.00	
			MISCELLANEOUS 24.00	
			TOTAL 136.00	
			CHECK 136.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 8 9 4

IDENTIFICATION REFERENCE

NOV 20 2 39 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 593407