BOOK 8814 PAGE 958

This instrument prepared by:
Robert N. Buchanan III
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

DEC 16 9101 03CHECK 217.70

Address New Owner(s) as Follows:

Send Tax Bills To:

Map and Parcel No.:
43-15-56

C.B. Ragland Co.
P.O. Box 40587
Nashville, TN 37204

Same

Field Book No.
11D-50120

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this the 10th day of August, 1992 by Robert N. Buchanan III, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 12 day of June, 1990, of record in Book 8130, page 617, Register's Office for Davidson County, Tennessee (the "Deed of Trust), Bobby R. Youngblood and wife, Nina M. Youngbood conveyed to D. Ronald Ingram , Trustee, the hereinafter described real estate, to secure payment to Georgia Mortgage Center of Tennessee, Inc. of a Promissory Note dated June 12, 1990 in the original principal amount of Thirty Three Thousand Two Hundred Ninety-Nine and 81/100 Dollars ($33,299.81) (the "Note"); and

WHEREAS, the Note and Deed of Trust were assigned by Fleet National Bank to C.B. Ragland Company by an Assignment of Deed of Trust of record in Book 8558, page 717, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and notice was given of such default to Bobby R. Youngblood and wife, Nina M. Youngblood and T. Larry Edmondson, Bankruptcy Trustee, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

IDENTIFICATION REFERENCE
7.4.0.99
DEC 16 9 53 AM '92
[illegible] REGISTER
DAVIDSON COUNTY, TN

WHEREAS, the lawful holder of the Note, C. B. Ragland Company, appointed Robert N. Buchanan III to serve as Successor Trustee in place of D. Ronald Ingram in accordance with the terms of the Deed of Trust by an instrument of record in Book 8602, page 512, said Register's Office; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust (the "Property") as provided therein, and the Successor Trustee caused notice to be published in the The Nashville Record that the Property would be sold at 11:30 a.m. on August 10, 1992, at the south door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on July 16, 23, and 30, 1992, and sent a copy of such notice to Bobby R. Youngblood, Nina M. Youngblood and T. Larry Edmondson, Trustee and following such notice the default was not cured; and

WHEREAS, due notice of such sale was given to the State of Tennessee Department of Revenue, who had filed a state tax lien on the Property, as required by law; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the Property for sale, and after opening the floor for competitive bids, sold the Property to C.B. Ragland Company, at the price of Fifty One Thousand and no/100 Dollars ($51,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert N. Buchanan III, Successor Trustee as aforesaid, in consideration of the premises and the sum of $51,000.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto C.B. Ragland Company, its successors and assigns all of my right, title and interest in and to the following described real estate, together with any and all buildings, improvements, fixtures, appurtenances, easements, and privileges thereunto belonging, of whatever nature or kind erected or hereinafter erected therein or thereon], but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Lot 59 on the Map of Rainbow Terrace IIA of record in Book 1835, page 85, said Register's Office.

The street address of the Property is 904 East Old Hickory Boulevard, Madison, Tennessee 37115.

The Property is being sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTIBILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

To have and to hold the Property, together with all improvements thereon, in bar of the equity of redemption and all exemptions as provided in, but only to the extent provided in, the Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Title to that portion of the Property lying within the bounds of any roads, streets, or highways.

(4) Such prior easements, building lines, recorded plans and restrictions as may be applicable.

(5) Any rights of redemption, if any, or otherwise held by the Internal Revenue Service or the State of Tennessee.

Notice of the foreclosure sale was given to the Tennessee Department of Revenue pursuant to T.C.A. § 67-1-1401 et. seq. and acknowledged retlative to a tax lien filed against Bobby Youngblood in Robertson County, Tennessee (but not of record in Davidson County, Tennessee). Copies of this notice and reply are attached hereto.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the Property.

(8) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(9) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which the foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Robert N. Buchanan III,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, B. Teresa Shaia, a Notary Public of the State and County aforesaid, personally appeared Robert N. Buchanan III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of August, 1992.

B. Teresa Shaia
Notary Public

My commission expires: March 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Fifty One Thousand and no/100 Dollars ($51,000.00).

Richard Baugus, Credit Mgr
Affiant

Subscribed and sworn to before me this the 10th day of August, 1992.

B. Teresa Shaia
Notary Public

My commission expires: March 23, 1996

FARRIS, WARFIELD & KANADAY
ATTORNEYS AT LAW
THIRD NATIONAL FINANCIAL CENTER
424 CHURCH STREET, SUITE 1900
NASHVILLE, TENNESSEE 37219-2387
TELEPHONE (615) 244-5200
FAX (615) 726-3185
TELEX 508530

THIRD NATIONAL BANK BUILDING
201 FOURTH AVENUE NORTH, 17TH FLOOR
NASHVILLE, TENNESSEE 37219-2040
TELEPHONE (615) 244-5200
FAX (615) 244-1972

FRANKLIN OFFICE:
120 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
TELEPHONE (615) 794-0081
FAX (615) 791-4749

FRANK M. FARRIS, JR.
CHARLES H. WARFIELD
THOMAS P. KANADAY, JR.
JAMES G. MARTIN III
W. FRED WILLIAMS
ROBERT N. BUCHANAN III
STEPHEN K. RUSH
ROBERT D. TUKE
WARREN H. WILD, JR.
G. MICHAEL YOPP
JULIAN L. BIBB
A. STUART CAMPBELL
MATTHEW J. SWEENEY III
H. NAILL FALLS, JR.
B. RINEY GREEN
JANE L. DAVIS
WILLIAM B. DRESCHER
BRADLEY A. MACLEAN
JEFFREY R. KING
JOHN W. STONE III
CHARLES A. GRICE
MICHAEL HINCHION
GARY M. BROWN
ROBERT C. GOODRICH, JR.
DAVID J. WHITE

MICHAEL L. DAGLEY
ALDEN H. SMITH, JR.
OVERTON THOMPSON III
KATHERINE SIMPSON ALLEN
JAMES G. RAMSEY
MARY JO RAQUET
PAMELA A. TAYLOR
ROBERT P. FELBER, JR.
ROSS S. HARVEY
GERALD F. MACE
CYNTHIA N. SELLERS
LEA W. STOUFFER
ELIZABETH M. ADAMS
EVA M. LEMEH
WILLIAM L. BAGGETT, JR.
JOHN P. CAMPBELL III
GARRY K. GROOMS
DIANNA BAKER SHEW
KATHRYN A. STEPHENSON
JOHN C. TISHLER
DAVID L. KLEINFELTER
CHARLES W. COOK III
SAMUEL A. DIDDLE
STEPHEN H. PRICE

OF COUNSEL
MICHAEL F. SUKIN

Direct Dial
782-2220

VIA HAND DELIVERY

July 9, 1992

Department of Revenue
Tax Enforcement
Attention: Mr. Buddy Hooks
Andrew Jackson Office Building
Nashville, Tennessee 37219

Re: Bobby Youngblood d/b/a Youngblood Shop Rite
1-412-809286-001-8

Dear Mr. Hooks:

This firm represents C.B. Ragland Company ("Ragland"). Ragland holds two deed of trust liens against the Davidson County, Tennessee residence of Bobby Ray Youngblood and wife, Nine Marie Youngblood. I as Substitute Trustee am conducting a foreclosure sale on Monday, August 10, 1992. A copy of the Notice of Foreclosure which will be published in the Nashville Record is enclosed.

Notice is given to the State of Tennessee pursuant to the provisions of T.C.A. § 67-1-1433 in light of the Notice of State Tax Lien filed in Robertson County, Tennessee, a copy of which I enclose.

Ragland does not admit that the filing of notice of the state's tax lien in Robertson County is effective to impose that lien on the taxpayer's property in another county where the state has not filed notice of its tax lien in such other county.

I am also enclosing a copy of the title opinion letter we have prepared with copies of the lien documents.

The indebtedness owed to C.B. Ragland Company by the Youngbloods and secured by the Deed of Trust liens is $78,233.62.

Would you please advise me whether the State of Tennessee claims to have any redemption rights under T.C.A. § 67-1-1433 since there is no notice of the state's tax lien of record in the Davidson County real property records.

Thank you for your cooperation.

Very truly yours,

FARRIS, WARFIELD & KANADAY

Robert N. Buchanan III

RNB/ts/8858R

cc: Richard Baugus

Encls.

By signing below, I am certifying my receipt of this letter this 9th day of July, 1992.

Secretary

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

July 23, 1992

Mr. Robert M. Buchanan, III
Law Offices
Farris, Warfield & Kanaday
Suite 1900
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

Re: Foreclosure Sale of Property Owned by
Bobby Youngblood
Account number: 1-412809286-001-8

Dear Mr. Buchanan,

This is in reference to your letter dated July 9, 1992 concerning a foreclosure sale of property owned by Bobby Youngblood.

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 August 20, 1992 is $33,751.00.

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.

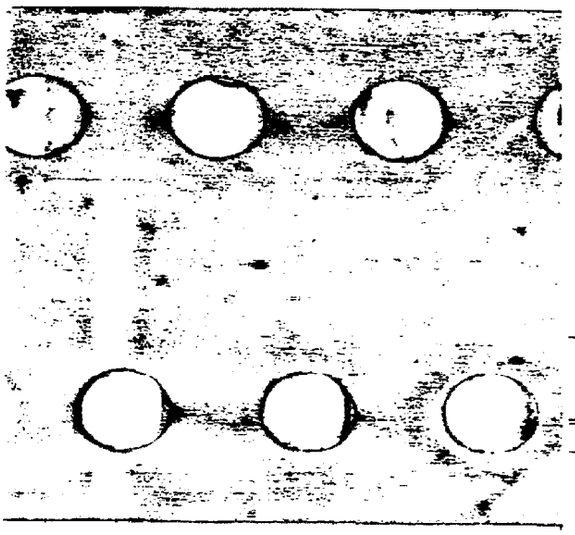
Sincerely,

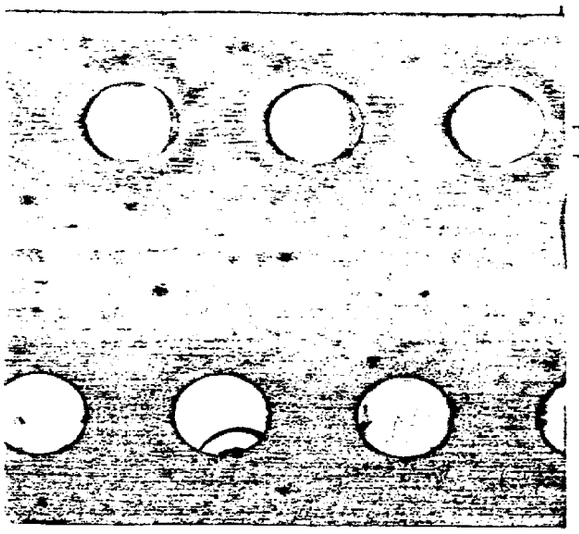
John S. Peeler, Director
Tax Enforcement Division

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 _____

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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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 28.00
TOTAL 217.70
CHECK 217.70

12/16/92 01 09:52 0001 2162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4 0.9.9

IDENTIFI REFERENCE

Dec 16 9 59 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601343