BOOK 8835 PAGE 503

#175580

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (LRA)
2700 First American Center
Nashville, Tennessee 37238

**SUCCESSOR TRUSTEE'S DEED**

| Address New Owner(s) | Send Tax Bills To | Map & Parcel Nos. |
|---|---|---|
| Am Med, Inc.<br>d/b/a A.M.I.<br>210 25th Ave. N<br>Suite 715B<br>Nashville, TN 37203 | same | Map: 104-16<br>Parcel: 60 |
| | | 3777 01/07 0101 03CHECK 375.85 |

WHEREAS, by Deed of Trust dated December 16, 1986, of record in Book 7110, page 510, and by Deed of Trust dated May 24, 1988, of record in Book 7567, page 774, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Rudy A. Lindsey and wife Faye B. Lindsey conveyed the real property described on attached Exhibit A, which is incorporated herein by reference (the "Property"), to Jeffrey W. Combos, Trustee ("Trustee"), to secure payment of the indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, by Appointment of Successor Trustee dated November 20, 1992, of record in Book 8792, page 928, said Register's Office, Lawrence R. Ahern, III was appointed Successor Trustee under the Deed of Trust (the "Successor Trustee"); and

WHEREAS, default occurred under the terms and conditions of the Deed of Trust; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Successor Trustee gave notice of the time and place of a sale of the Property, all in accordance with the Deed of Trust and the laws of the State of Tennessee, by publishing a notice of sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on November 26, 1992, and thereafter published on December 3, 1992 and December 10, 1992, with said notice advertising the sale of the Property to be held on December 18, 1992, at 12:00 noon; and

WHEREAS, on December 18, 1992, at 12:00 Noon, at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the Successor Trustee adjourned the sale to the Property where it was offered for sale, and the Successor Trustee received a bid of ninety Thousand Five Hundred and no/100ths Dollars ($90,500.00), which bid was the last, highest and best bid, and payment has been made by credit upon the Indebtedness, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as provided herein, I, Lawrence R. Ahern, III, Successor Trustee, hereby bargain, sell, transfer and convey the Property unto Am Med, Inc. d/b/a A.M.I., its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest of Successor Trustee therein and all

easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple forever, free from the right of homestead redemption in and equitable and statutory redemption of the Property, dower and curtesy in the Property, and all other rights and exemptions of the grantor of the Deed of Trust, all of which were expressly waived therein, and subject only to (i) liens, easements, encumbrances, liens for property and other taxes, and other matters that are prior in right to the lien and security title of the Deed of Trust and (ii) the right of the United States to redeem the Property as provided for in 26 U.S.C. Section 7425(d)(1), and subject to the right of the State of Tennessee to redeem the Property as provided for in T.C.A. Section 67-1-1433(c)(1). In accordance with the provisions of T.C.A. § 35-5-104(b), attached hereto as Exhibit B are copies of the notices provided to the United States and the State of Tennessee and the responses thereto.

I, Lawrence R. Ahern, III, Successor Trustee, hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Successor Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the claims of all persons claiming by, through or under me as such Successor Trustee, but no further or otherwise.

This is improved property known as 2003 Blair Boulevard, Nashville, Tennessee 37212.

WITNESS my hand as Successor Trustee on this 31st day of December, 1992.

Lawrence R. Ahern, III,
Successor Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $90,500.00.

A.M.I.
Affiant

Sworn to and subscribed before me this 31st day of December, 1992.

Notary Public

My Commission Expires:

July 27, 1996

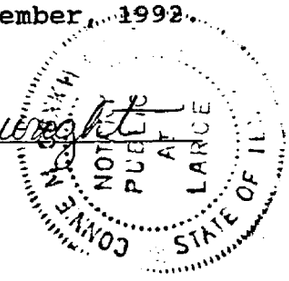
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Connie M. Corbumght, a Notary Public, Lawrence R. Ahern, III, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 1992.

Connie M. Corbumght
Notary Public




My Commission Expires:

July 27, 1996

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 80 feet of Lot 56 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County.

Said part of Lot No. 56 fronts 80 feet on the southerly side of Blair Boulevard and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Rudy A. Lindsey and wife Faye B. Lindsey by deed from Dean Alan Crawford d/b/a Dean A. Crawford Broadcasting Co. of record in Book 7110, page 494, said Register's Office.

EXHIBIT B

BOOK 8835 PAGE 507

LAW OFFICES

# BASS, BERRY & SIMS

FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-2700
TELEPHONE (615) 742-6200
TELECOPIER (615) 742-6293

WRITER'S DIRECT DIAL

1700 RIVERVIEW TOWER
POST OFFICE BOX 1509
KNOXVILLE, TENNESSEE 37901
TELEPHONE (615) 521-6200
TELECOPIER (615) 521-6234

*November 20, 1992*

*VIA HAND DELIVERY*

*District Director*
*Internal Revenue Service*
*United States Courthouse*
*Nashville, Tennessee 37203*

*Attn: Chief, Special Procedures Staff*

*Re: Rudy A. Lindsey and Faye B. Lindsey*

*Dear Sir:*

*This letter is to provide you with notice as required by 26 U.S.C. § 7425 and Treasury Regulation (26 CFR) § 301.7425 promulgated thereunder. Enclosed are copies of three (3) filed Federal Tax Liens and a copy of a Notice of Successor Trustee's Sale evidencing First American National Bank's intent to cause a public foreclosure sale of the property described therein to take place on December 17, 1992 at the front south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee at 12:00 noon.*

*Also enclosed is a copy of a title information letter from Attorney's Title Company with respect to this property.*

*As of November 20, 1992, the outstanding indebtedness, including principal and interest, totaled $195,573.85. At the currently applicable interest rate, interest on the outstanding principal balance continues to accrue at a daily rate of approximately $48.82. Additionally, other expenses that may be charged against the proceeds of the foreclosure sale include attorneys' fees and expenses of approximately $15,000.00, and certain advertising expenses of approximately $2,000.00.*

*To the best of my knowledge, the above information represents all of the facts in regard to your liens, the mortgage held by First American National Bank, and the time and place of the foreclosure sale.*

*This letter is being duplicated and I request that you execute a copy of this letter consenting to the sale of the above-described property thereby discharging or divesting such property of the lien heretofore described. If you are unable to*

*execute this agreement for the purpose of consenting to the discharge of the lien, I ask you to execute a copy of this letter for the purpose of acknowledging that you received proper notice.*

*If you have any questions regarding this matter, please feel free to call.*

*Yours truly,*

Lawrence R. Ahern, III by CMC

*Lawrence R. Ahern, III*
*Attorney for First American National Bank*

*LRA/167698*

*The undersigned hereby consents to discharge of the tax lien described above.*

*DATE:*_____, *1992* _____

*The undersigned hereby acknowledges receipt of proper notification.*

*DATE:*_____, *1992* _____

LAW OFFICES
BASS, BERRY & SIMS

FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-2700
TELEPHONE (615) 742-6200
TELECOPIER (615) 742-6293

WRITER'S DIRECT DIAL

1700 RIVERVIEW TOWER
POST OFFICE BOX 1509
KNOXVILLE, TENNESSEE 37901
TELEPHONE (615) 521-6200
TELECOPIER (615) 521-6234

November 20, 1992

VIA HAND DELIVERY

State of Tennessee
Department of Employment Security
500 James Robertson Parkway
Volunteer Plaza Building, 8th Floor
Nashville, Tennessee 37219
Attn: Eugene Johns, Assistant Director

Re: Lindsey Christian Broadcasting Company
Each individually
and as Partners D/B/A WWGM-AM
2003 Blair Boulevard
Nashville, TN 37212

Dear Mr. Johns:

Enclosed is a copy of a filed Notice of Tax Lien and a copy of a Notice of Successor Trustee's Sale evidencing First American National Bank's intent to cause a public foreclosure sale of the property described therein to take place on December 17, 1992 at the front (south) door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee at 12:00 Noon.

Also enclosed is a copy of a title information letter from Attorney's Title Company with respect to this property.

As of November 20, 1992, the outstanding indebtedness, including principal and interest, totaled $195,573.85. At the currently applicable interest rate, interest on the outstanding principal balance continues to accrue at a daily rate of approximately $48.82. Additionally, other expenses that may be charged against the proceeds of the foreclosure sale include attorneys' fees and expenses of approximately $15,000.00, and certain advertising expenses of approximately $2,000.00.

To the best of my knowledge, the above information represents all of the facts in regard to your liens, the mortgage held by First American National Bank, and the time and place of the foreclosure sale.

This letter is being duplicated and I request that you execute a copy of this letter consenting to the sale of the above-described property thereby discharging or divesting such property of the lien heretofore described. If you are unable to

execute this agreement for the purpose of consenting to the discharge of the lien, I ask you to execute a copy of this letter for the purpose of acknowledging that you received proper notice.

If you have any questions regarding this matter, please feel free to call.

Yours truly,

Lawrence R. Ahern, III
Attorney for First American
National Bank

LRA/174453

The undersigned hereby consents to discharge of the tax lien described above.

DATE: 12/11/92, 1992

The undersigned hereby acknowledges receipt of proper notification.

DATE: _____, 1992 _____

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDF 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
62-1272092
Date:
December 1, 1992

LAWRENCE R. AHERN, III
BASS, BERRY & SIMS
1700 RIVERVIEW TOWER, P O BOX 1509
KNOXVILLE TN 37901

Re: Notice of Sale
Taxpayer: LINDSEY, CHRISTIAN BROADCASTING
Property Address 2003 BLAIR BLVD.
NASHVILLE, TN 37212

Dear Mr. Ahern:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated November 20, 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 MDF 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

8075.0

IDENTIFICATION REFERENCE

JAN 7 3 10 PM '93

FELIX Z. WILSON II REG-STER
DAVIDSON COUNTY, TN

PICK-UP

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

EXHIBIT B continued



STATE OF TENNESSEE
DEPARTMENT OF EMPLOYMENT SECURITY
500 James Robertson Pkwy.
Nashville, Tennessee 37245-0100
(615) 741-3170

December 14, 1992

Lawrence R. Ahern, III, Esq.
Bass, Berry & Sims
First American Center
Nashville, Tennessee 37238-2700

RE: Property of Lindsey Christian Broadcasting Company
each individually and as partners d/b/a WWGM-AM
TDES Acct. # 298-201
TDES Lien # 8-1205
Notice of Foreclosure Sale - December 17, 1992

Dear Mr. Ahern:

Your letter of November 20, 1992, received in this office December 11, 1992, is acknowledged, along with the attendant Notice of Foreclosure, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $872.64.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

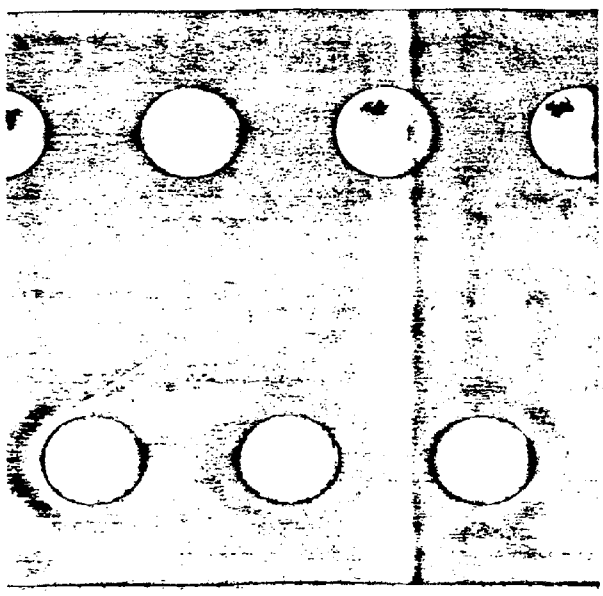
Sincerely,

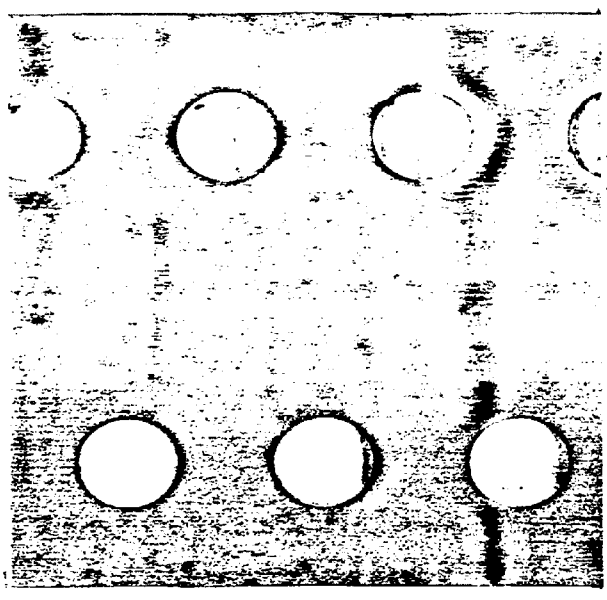
Michael Fort
Counsel to Commissioner

MF:EME

cc: Eugene Johns, Central Office

RECEIVED LRA DEC 16 1992





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8835 PAGE 513

| | | |
|---|---|---|
| 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 90500.00
CON TX 334.85
PRFEE 1.00
WDEED 40.00
TOTAL 375.85
CHECK 375.85

01/07/93 01 15:08 0001 3777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8075.0

IDENTIFICATION REFERENCE

JAN 7 3 10 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 608578