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 Jim Martin First American Center Nashville, Tennessee 37237-1051	Same	150-1-72

7042 01/22 0101 03CHECK 218.58

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for in a Deed of Trust dated September 5, 1989, executed by Dennis A. Salisbury and wife, Karen Salisbury, which is recorded in Book 7962, Page 965, 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, Guaranty Title Company, Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, January 14, 1993, at the front 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, attorney for Guaranty Title Company, Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifty Three Thousand, Four Hundred Forty Eight ($53,448.00) and no/100 Dollars, 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 Fifty Three Thousand, Four Hundred Forty Eight ($53,448.00) and no/100 Dollars, cash in hand paid by First American National Bank, Guaranty Title Company 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:

> Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Edge-O-Lake, Section Three, of record in Book 3600, Page 82, Register's Office for said County, to which plan reference is hereby make for a more complete description.
>
> Being the same property conveyed to Dennis A. Salisbury by Bankrtupcy Trustee's deed from John C. McLemore, Trustee of record in Book 6373, Page 403, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Vesta June Rea (Salisbury) Gaubert of record in Book 6373, Page 409, said Register's Office.
>
> This description being the same as in the last conveyance of the subject property.

And Guaranty Title Company covenants with the said First American National Bank, that it is lawfully seized and possessed of said real and personal property as 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.

Guaranty Title Company further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real and personal property to First American National Bank its successors and assigns, against the lawful claims of any persons claiming by or through it as Trustee, but no further or otherwise; it being its intention only to convey to First American National Bank no greater title in the subject real property than it received as 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). A copy of the Notice to the United States plus the written response of the United States is attached to this Deed.

WITNESS my hand this 14th day of January, 1993.

GUARANTY TITLE COMPANY

By: _____

Its: V.P.

85495

IDENTIFICATION REFERENCE

JAN 22 4 17 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eric V. Helmers, with whom I am personally acquainted, and who acknowledged him self to be the Vice President of Guaranty Title Company and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by him as such Vice President.

Witness my hand and seal at Nashville, Tennessee, this 14 day of January, 1993.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY TN

My Commission Expires:
1/22/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $53,448.00

Affiant

Subscribed and sworn to before me, this the 14th day of January, 1993.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TN

My Commission Expires:
1/22/95

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OFF REC

BOOK 8846 PAGE 864

Form 668 (Y) (Rev. January 1989) — Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

District	Serial Number	For Optional Use by Recording Office
Nashville, TN	429207040	BOOK 8613 PAGE 808

FILED
Apr 30 10 45 AM '92
DAVIDSON COUNTY TN

IDENTIF. TREFERENCE
06023

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer KAREN SALISBURY

Residence 1201 ARDORCREST BLVD
ANTIOCH, TN 37013

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/84	[redacted]-5623	02/17/92	02/18/02	1406.32
1040	12/31/86	[redacted]-5623	02/17/92	03/18/02	1755.98
1040	12/31/87	[redacted]-5623	02/24/92	03/25/02	1749.28
1040	12/31/88	[redacted]-5623	07/29/91	08/28/01	490.01
1040	12/31/89	[redacted]-5623	03/02/92	04/01/02	374.65

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37219

Total $ 5767.24

This notice was prepared and signed at Nashville, TN, on this, the 22nd day of April, 19 92.

Signature
for John Deese

Title
(615) 736-5934
62-01-6010

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971-2 C.B. 406)

Form 668 (Y) (Rev. 1-90)

Part 1 - Kept By Recording Office

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

BOOK 8846 PAGE 865

CROCKER AND DESHA
ATTORNEYS AT LAW
SUITE 2909, STOUFFER TOWER
611 COMMERCE STREET
NASHVILLE, TENNESSEE 37203
TELEPHONE: (615) 726-3322
TELEFAX: (615) 248-6500

SAMUEL K. CROCKER
ROY C. DESHA, JR.
SUSAN R. LIMOR
TIMOTHY G. NIARHOS*

ALLISON G. LUCAS*
OF COUNSEL

Direct dial:385-3916

*ALSO ADMITTED IN FLORIDA

December 17, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

RECEIVED
NASHVILLE DIRECTOR, IRS
DEC 21 '92 03:40 P.M.
SPECIAL PROCEDURES BRANCH
Received by: Mac Caldwell

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

RE: FORECLOSURE NOTICE - DENNIS SALISBURY ET UX, KAREN

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 a copy of the Notice of Federal Tax Lien, which was filed on behalf of the Nashville District on 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 $55,000. It is expected that the expenses that will be chargeable against the sale proceeds will not exceed $2,500.

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

Enclosures

Internal Revenue Service

District Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8846 PAGE 866

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-5623
Date:
December 22, 1992

ALLISON G. LUCAS

721 FIRST AMERICAN CENTER
NASHVILLE TN 37237

Re: Notice of Sale
Taxpayer: SALISBURY, KAREN
Property Address 2701 WHORLEY COURT
NASHVILLE, TN 37217

Dear Mr. Lucas:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated December 17, 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



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

RECEIVED OF _____

FOR _____

BOOK 8846 PAGE 867

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 53448.00
CON TX 197.58
PRFEE 1.00
WDEED 20.00
TOTAL 218.58
CHECK 218.58

01/22/93 01 16:16 0001 9042

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85495

IDENTIFI REFERENCE

JAN 22 4 17 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 613771