22

92-7719-FI (0090) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
59-12-61

NO MORTGAGE
New Owner - Send Tax Bills:
FIRST INVESTMENT COMPANY
P. O. BOX 749
COLUMBUS, OH 43216-0749

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-third day of October, 1986, RICHARD A. NORTHCUTT, was named Trustee in a Deed of Trust of even date executed by SCOTT STOW, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $67,700.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7020, Page 492, in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 8793, Page 687, in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: December 31, 1992 / January 7, 1993 / January 14, 1993, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Tuesday, January 26, 1993, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time FIRST INVESTMENT COMPANY, P. O. BOX 749, COLUMBUS, OH, submitted the highest and best bid in the amount of $29,469.00.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FIRST INVESTMENT COMPANY, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND SITUATED IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 88 ON THE PLAN OF HIGHLAND TRACE SUBDIVISION, SECTION 2, OF RECORD IN PLAT BOOK 5200, PAGE 616, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS W. TAYLOR BY DEED FROM SCOTT STOW, SINGLE, OF RECORD IN BOOK 8380, PAGE 496, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE LAND HEREIN ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHTS OF THE UNITED STATES OF AMERICA TO REDEEM THE LAND AS PROVIDED FOR IN 26 U.S.C. 7425(d)(1).

I, I. DYKE TATUM, Substitute Trustee, convey to FIRST INVESTMENT COMPANY, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

92-7719-FI (0091) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this Twenty-sixth day of January, 1993.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. DYKE TATUM, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee, this Twenty-sixth day of January, 1993.

Notary Public

My Commission Expires: 1-22-95.

STATE OF Tennessee }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $29,469.00.

Affiant

Subscribed and sworn to before me, this Twenty-sixth day of January, 1993.

Notary Public

My Commission Expires: 1-22-95.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

8 6 1 4 2

IDENTIFICATION REFERENCE

JAN 26 11 47 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JAN 11 RECD

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8848 PAGE 540

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-4197
Date:
January 7, 1993

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: TAYLOR, THOMAS
Property Address 2524-2523 HIIGHLAND TRACE
NASHVILLE, TN

Dear Mr. Tatum:

9766 01/26 0101 03CHECK 126.15

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated December 27, 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.

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

Sincerely,

Chief, Advisory Section
Special Procedures Branch

92-7719-FI (0043) TN21

12-28
4 PD

BOOK 8848 PAGE 541

Law Offices
TATUM & JONES

I. Dyke Tatum
J. Phillip Jones

Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Tel (615) 321-5540
Fax (615) 321-5557

December 27, 1992

INTERNAL REVENUE SERVICE
SPECIAL PROCEDURES STAFF
P. O. BOX 1107
NASHVILLE, TN 37202

RE: Federal Tax Lien SERIAL NO.: 67616, 628917501, 629149087, 629167543,*
*not legible
ID # [redacted]-4197
THOMAS TALOR
2521-2523 HIGHLAND TRACE, NASHVILLE, TN

RECEIVED INTERNAL REVENUE SERVICE
1992 DEC 29 PM
SPECIAL PROCEDURES

Dear SIR OR MADAM

This will notify the Internal Revenue Service that property affected by the Federal Tax Lien referred to above will be sold at public auction, to the highest bidder for cash, on January 26, 1993 at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE in DAVIDSON County, Tennessee. This property is more adequately described in attached Schedule A. Please find attached the following:

1. Copy of the Tax Lien
2. Copy of the Deed of Trust being foreclosed on
3. Copy of the Mortgage Title Policy
4. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $63,457.21. The holder of the mortgage will at the sale bid in the property at approximate $ 68,976.23, plus costs and fees of approximately $ 819.00. Approximately $ 5,236.00 * of this figure is interest. However the lender reserves the right to bid less than the total debt in order to preserve a possible deficiency.

*Misc. Expenses: (late charges, escrow shortages, etc.) $283.02

Very truly yours,

I. DYKE TATUM

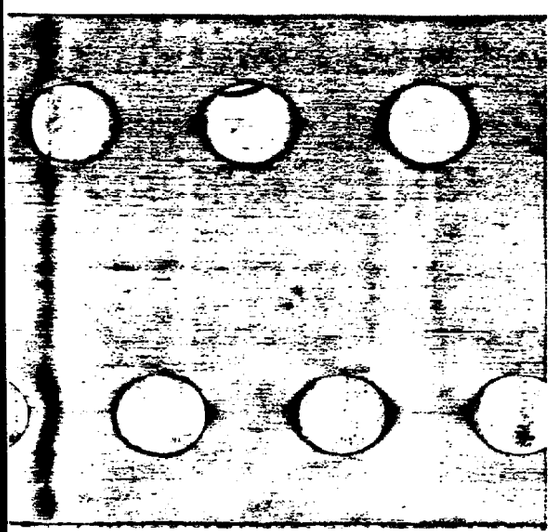
Enclosures

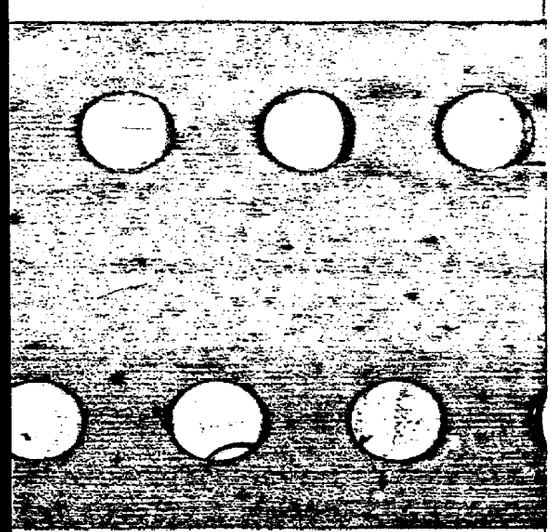
HAND DELIVERED
12/29/92 RR

Received by: J Vaughn

Date Received: 12-29-92

ENCLOSURES RECEIVED: _____





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

RECEIVED OF _____

FOR _____

BOOK 8848 PAGE 542

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 29469.00	
			CON TX 109.15	
			PRFEE 1.00	
			WDEED 16.00	
			TOTAL 126.15	
			CHECK 126.15	
01/26/93	01		11:46 0001 9766	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 6 1 4 2

IDENTIFICATION REFERENCE

JAN 26 11 47 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 614477