89808

IDENTIFICATION REFERENCE

FEB 4 3 39 PM '93

DAVIDSON COUNTY, TN

MAIL ENV

This instrument prepared by:
Crocker and DeSha
Attorneys at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

BOOK 8855 PAGE 153

Address New Owner:	Send Tax Bills To:	Map/Parcel
AVCO FINANCIAL SERVICES OF TENNESSEE, INC. 3921 NOLENSVILLE ROAD NASHVILLE, TN 37211	AVCO FINANCIAL SERVICES OF TENNESSEE, INC. 3921 NOLENSVILLE ROAD NASHVILLE, TN 37211	91-4-301.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated April 24, 1990, executed by Joyce Graves and Kenneth R. Graves, to Jean Evans, Trustee, and of record in Book 8098, Page 408, Register's Office for Davidson County, Tennessee, the said Joyce Graves and Kenneth R. Graves conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein to Avco Financial Services of Tennessee, Inc.;

WHEREAS, Roy C. DeSha, Jr., was appointed Substitute Trustee in said Deed of Trust by instrument of record in Book 8827, Page 374, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Roy C. DeSha, Jr., Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the The Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:30 a.m. CST, on January 28, 1993, at the front door of the Courthouse in Davidson County, Tennessee, for cash; subject to all unpaid taxes and any prior liens or encumbrances; and

WHEREAS, the highest, last and best bid received was in the amount of $15,422.81 cash, said offer and bid having been made by Avco Financial Services of Tennessee, Inc.;

NOW, THEREFORE, in consideration of said sum, I, Roy C. DeSha, Jr., Trustee, have bargained and sold and by these presents

do transfer and convey to the said Avco Financial Services of Tennessee, Inc., its successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being the south half of Lot No. 5 on the Map of H.B. Blue's Subdivision of the south part of Lot No. 2, Brownsville Addition, as of record in Book 161, Page 134, of the Register's Office for said County, described as follows:
>
> BEGINNING on the westerly margin of Porter Pike at the southeast corner of said Lot No. 5; thence with the westerly margin of said Pike, northerly 54-1/2 feet, according to the plan, but 53-1/2 feet according to the deeds, to C.P. Hagan's southeast corner, thence westerly with his south line 170.2 feet, more or less, to the easterly margin of an alley; thence with said alley southerly to the southwest corner of said Lot No. 5; thence with the south line of said lot, easterly 145 feet to the beginning.
>
> BEING the same property conveyed to Kenneth R. Graves and wife, Joyce Graves by deed from Noel F. Bean and wife, Linda G. Bean of record in Book 7536, Page 675, Register's Office for Davidson County, Tennessee.

Said sale is subject to all unpaid taxes, if any, any prior liens or encumbrances which may exist against the property, and to all other restrictions, easements and encumbrances, which are of record or may affect title to said premises.

This is improved property known as 710 Porter Road, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate and title, and interest thereto belonging to the said Avco Financial Services of Tennessee, Inc., its successors, heirs, and assigns forever.

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) and/or is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. § 67-1-1433(c)(1). A copy of the notice to the United States and/or the State of Tennessee plus the written response of the United States and/or the State of Tennessee is attached hereto.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deeds of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 3 day of February, 1993.

Roy C DeSha Substitute Trustee
Roy C. DeSha, Jr., 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 Roy C. DeSha, Jr., Substitute Trustee, 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 Nashville, Tennessee, this 3rd day of February 1993.

Lindy L. Portee
Notary Public

My Commission Expires: 9/24/94

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,422.81.

Roy C DeSha
Affiant

Subscribed and sworn to before me this 3rd day of February, 1993.

Lindy L. Portee
Notary Public

My Commission Expires: 9/24/94

[illegible]\AVCO\GRAVES.AZR

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8858 PAGE 156

Person to Contact:
Moe Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
408-82-6355
Date:
January 7, 1993

ROY C. DESHA, JR
SUITE 2909, STOFFER TOWER
611 COMMERCE STREET
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: GRAVES, KENNETH R & JUYLE
Property Address: 710 FRIER ROAD
NASHVILLE, TN 37206

Dear Mr. Desha:

We received your notice of non judicial foreclosure concerning the property of the taxpayer identified above. The notice dated December 31, 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, Tennessee 37203, ATTENTION: Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

BOOK 8858 PAGE 157

CROCKER AND DESHA
ATTORNEYS AT LAW
SUITE 2909, STOUFFER TOWER
611 COMMERCE STREET
NASHVILLE, TENNESSEE 37203
TELEPHONE: (615) 726-3322
TELEFAX: (615) 248-6600

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

ALLISON G. LUCAS*
OF COUNSEL

*ALSO ADMITTED IN FLORIDA

1992 DEC 31 P 2 2

December 31, 1992

VIA HAND DELIVERY

COPY

District Director
Nashville, Tennessee District
Internal Revenue Service
Room 285, Federal Building
801 Broadway
Nashville, Tennessee 37203

Attention: Chief, Special Procedures Staff

Re: Taxpayer - Kenneth R. and Joyce Graves
Tax ID # [redacted]-6355
NOTICE OF SALE, PURSUANT TO SECTION 7425 OF THE INTERNAL REVENUE CODE
Date of Application - December 31, 1992

Dear District Director:

This is to advise that I, Roy C. DeSha, Jr., Suite 2909, The Tower, 611 Commerce Street, Nashville, Tennessee 37203, am Substitute Trustee under that Deed of Trust executed by Kenneth R. Graves and Joyce Graves dated April 24, 1990, and recorded in Book 8098, page 408, in the Register's Office of Davidson County, Tennessee, to secure the indebtedness described therein.

A copy of this Deed of Trust is enclosed herewith.

Also enclosed herewith are two Notice of Federal Tax Lien under Internal Revenue Laws recorded in Lien Book 8381, page 993, and Book 8411, Page 851, Register's Office of Davidson County, Tennessee, on June 25, 1991.

Please be advised that at 11:30 a.m. CST on Thursday, January 28, 1993, at the front door of the Courthouse in Davidson County, Tennessee, I intend to exercise the power of sale contained in the aforementioned Deed of Trust as Trustee, with said sale to be for cash to the highest bidder, subject to all unpaid property taxes which may be a lien on the property at the date of sale and all prior liens or encumbrances which may exist against the property. A copy of the proposed Notice of Sale is enclosed herewith.

The property to be sold is located at 710 Porter Road, Nashville, Tennessee 37206, and is more particularly described in the Deed of Trust and Notice of Sale enclosed herewith.

The approximate amount of the indebtedness secured by the lien sought to be enforced as of the date of sale is $14,700.00. There is a prior encumbrance believed to have a balance of approximately $15,000.00. Trustee fees and attorneys' fees, publication costs, and title work will be incurred in an approximate aggregate amount of $900.00, which amount may be charged against the sale proceeds.

This Notice is submitted in duplicate, and request is hereby made that receipt of the Notice be acknowledged below and returned to the undersigned, indicating the date and time of receipt of this Notice.

Yours truly,

Roy C. Desha, Jr.

Enclosures

Acknowledged that this Notice was received by the District Director of the Nashville District on this 31st day of December, 1992, at 4:30 o'clock p.m.

DISTRICT DIRECTOR
INTERNAL REVENUE SERVICE

By: _____

Title: Sec. Advisory Section

\AVCO\IRS.L31(DMG)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8858 PAGE 159

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	15422.81
CON TX	56.98
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	1.00
MTGED	24.00
TOTAL	81.98
CHECK	81.98

01 15:38 0001 0021

89808

IDENTIFICATION REFERENCE

FEB 4 3 39 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 618536