92-1859-CH (0028) TN17

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

NO MORTGAGE
New Owner - Send Tax Bills:
CHEMICAL MORTGAGE COMPANY
200 OLD WILSON BRIDGE ROAD
WORTHINGTON, OH 43085-8500

Box 22

Map/Parcel
43-5 243

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Seventeenth day of November, 1987, D. GENE MERRILL AND/OR FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by JEFFERY T. VINCENT AND WIFE, SANDRA VINCENT, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $41,100.00, principal and interest at 11.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7405, Page 670, 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*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: January 28, 1993 / February 4, 1993 / February 11, 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. ***Book 8848, Page 477**

PURSUANT to said advertisement on Friday, February 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 CHEMICAL MORTGAGE COMPANY, 200 OLD WILSON BRIDGE ROAD, WORTHINGTON, OH, submitted the highest and best bid in the amount of $43,783.56.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to CHEMICAL MORTGAGE 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 MADISON, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 23 AND 24 OF BLOCK "D" ON THE MAP OF CEDARCREST ESTATES, AS OF RECORD IN BOOK 974, PAGE 15, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NOS. 23 AND 24 ADJOIN AND FRONT TOGETHER 50 FEET ON THE EASTERLY MARGIN OF DELAWARE AVENUE, AND RUN BACK 300 FEET ON THE NORTHERLY LINE AND 294.6 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 50 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO FRED ROWAN AND WIFE, NANCY ROWAN BY DEED FROM JEFFERY T. VINCENT AND WIFE, SANDRA VINCENT OF RECORD IN BOOK 8504, PAGE 248, 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 CHEMICAL MORTGAGE 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.

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

Notary Public

My Commission Expires: 7/23/94.

STATE OF Tennessee }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $ 43,783.56.

Affiant

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

Notary Public

My Commission Expires: 7/23/94.

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

95709

IDENTIFICATION REFERENCE

FEB 25 11 34 AM '93

DAVIDSON COUNTY, TN

7410 02/26 0101 030 CHECK 179.06

EXHIBIT A 1-24-93

92-7859-CH (0033) TN21

Law Offices

TATUM & JONES

BOOK 8874 PAGE 439

I. Dyke Tatum
J. Phillip Jones

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

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

January 27, 1993

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

RECEIVED
INTERNAL REVENUE SERVICE
1993 JAN 28 AM 11:38
SPECIAL PROCEDURES STAFF

RE: Federal Tax Lien SERIAL NO.: 75584
ID # [redacted]-9458
FREDDY AND NANCY ROWAN
652 DELAWARE AVENUE, MADISON, TN, 37115

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 February 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 $39,969.95. The holder of the mortgage will at the sale bid in the property at approximate $ 43,122.19, plus costs and fees of approximately $ 800.00. Approximately $ 3,031.00 * 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) $121.24

Very truly yours,

I. DYKE TATUM

Enclosures

HAND DELIVERED
1/28/93 PPS

Received by: M. McAllen

Date Received: 1-28-93

Enclosures Received: _____

[redacted]

EXHIBIT B

FEB 04 RECD

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8874 PAGE 410

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-9458
Date:
February 1, 1993

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: ROWAN, FREDDY & NANCY
Property Address 625 DELWARE AVENUE
MADISON, TN 37115

Dear Mr. Tatum:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated January 27, 1993 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 8874 PAGE 441

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 43783.56
CON TX 162.06
PRFEE 1.00
WDEED 16.00
TOTAL 179.06
CHECK 179.06

02/26/93 01 11:33 0001 7410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95709

IDENTIFICATION REFERENCE

FEB 26 11 35 AM '93

REGISTER
DAVIDSON COUNTY, TN

No. 625006