THIS INSTRUMENT PREPARED BY:
J. K. WOODARD, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

Map/Parcel:
60-16 225
Name and Address of New Owner
Old Hickory Credit Union
P. O. Box 431
Old Hickory, TN 37138-0431

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated March 6, 1987, executed by LACREN EQUITY, a Partnership consisting of NELSON C. LACY and RENICK AND COMPANY, and recorded in Book 7163, page 630, Register's Office for Davidson County, Tennessee, the herein described property was conveyed to D. J. Brewer, Trustee, to secure the indebtedness described in said Deed of Trust, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, OLD HICKORY CREDIT UNION; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record in Book 7163, page 630, Register's Office of Davidson County, Tennessee, and OLD HICKORY CREDIT UNION being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, the lawful holder of said indebtedness having requested James R. Lawson, Substitute Trustee, (said Substitute Trustee having been appointed as such by instrument of record in Book 8823, page 899, Register's Office of Davidson County, Tennessee), to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said Deed of Trust; and

WHEREAS, James R. Lawson, Substitute Trustee, did give more than twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in the The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on January 28, 1993; February 4, 1993; and February 11, 1993, stating that on the 18th day of February, 1993, at 11:00 a.m. at the South door of the Davidson County Courthouse in Nashville, Tennessee, said property, hereinafter described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date (February 18, 1993), said James R. Lawson, Substitute Trustee, offered said property for sale at public outcry and sold said property to OLD HICKORY CREDIT UNION for Forty Seven Thousand One Hundred Twenty Five and No (47,125.00), Dollars, which was the amount of the highest and last bid, to apply on said indebtedness, interest and all costs under said Deed of Trust, said bid being the highest and last bid.

NOW, THEREFORE, I, JAMES R. LAWSON, Substitute Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, credited and applied as a payment on the indebtedness secured by the aforementioned Deed of Trust, do hereby bargain and sell and by these presents do hereby transfer and convey to said OLD HICKORY CREDIT UNION, its successors and assigns, as Grantee, the following described property, to wit:

> BEING Lot No. 2 on the Resubdivision of Lot No. 66 and part of Lot No. 65 of Capital View Subdivision, of record in Plat Book 5190, Page 366, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property coneyed to LACREN EQUITY, a partnership consisting of Nelson C. Lacy and Renick and Company by Deed from ANTHONY F. BALLINGER and wife, LINDA L. BALLINGER Of record in Book 6962, Page 707, Register's Office for Davidson County, Tennessee.

The address of this property is 2709 Alhamba Drive, Nashville, TN

The said James R. Lawson, Substitute Trustee, does hereby sell this property as Substitute Trustee under said Deed of Trust and not otherwise.

Notice of this sale has been timely given to the United States as required by 26 U.S.C. Section 7425(b) so that the sale of the land hereby advertised shall not be subject to the lien or the claim of the lien of the United States as set out in the Notice of Federal Tax Lien Under Internal Revenue Laws, of record in Book 8480, page 616, Register's Office of Davidson County, Tennessee. Said Notice of Federal Tax lien being assigned Serial Number 629166771, identifying the taxpayer as William L & Glenda Renick, Jr., and showing their address as 1308 General George Patton, Nashville, TN 37221-2443, and showing the unpaid total balance of the assessments as being $27,723.61. A copy of the notice provided to the United States is attached hereto. The written response of the Internal Revenue Service to the notice thus provided is attached hereto.

The sale of the land described is subject to the right of the United States to redeem the land as provided for in 26 U.S.C., Section 7425(d)(1).

Notice of this sale has been timely given to the United States as required by 26 U.S.C. Section 7425(b) so that the sale of the land hereby advertised shall not be subject to the lien or the claim of the lien of the United States as set out in the Notice of Federal Tax Lien Under Internal Revenue Laws, of record in Book 8281, page 364, Register's Office of Davidson County, Tennessee. Said Notice of Federal Tax lien being assigned Serial Number 629144945, identifying the taxpayer as William L & Glenda Renick, Jr., and showing their address as 1308 General George Patton, Nashville, TN 37221-2443, and showing the unpaid total balance of the assessments as being $6,159.07. A copy of the notice provided to the United States is attached hereto. The written response of the Internal Revenue Service to the notice thus provided is attached hereto.

The sale of the land described is subject to the right of the United States to redeem the land as provided for in 26 U.S.C., Section 7425(d)(1).

The above-described property is sold subject to any and all unpaid taxes, restrictions of record, easements, and any other prior mortgages and liens of record.

WITNESS my hand and seal on this the 18th day of February, 1993.

Jas R Lawson

JAMES R. LAWSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, James R. Lawson, Substitute Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 18th day of February, 1993.

Judy C. Prince
NOTARY PUBLIC

My Commission Expires: Nov. 5, 1994

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $47122.00. This is equal to or greater than the property transferred would bring at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 18th day of February, 1993.

Judy C. Prince
NOTARY PUBLIC

My Commission Expires: Nov. 5, 1994

NOTICE OF NON-JUDICIAL SALE OF PROPERTY

TO: District Director of Internal Revenue
Room 285
Federal Building, U.S. Courthouse
Nashville, Tennessee 37203

BOOK 8876 PAGE 359

Attention: Chief, Special Procedures Staff

Please take notice of the following:

1. This notice is being given by:

J. K. Woodard, Attorney at Law
175 East Main Street
Hendersonville, Tennessee 37075

2. The name and address of the taxpayer is:

William L & Glenda Renick, Jr.
1308 General George Patton
Nashville, TN 37221-2443

3. A copy of two (2) notices of Federal Tax Lien, Form 668(Y), are attached hereto. A copy of these notices are filed in the Register's Office for Davidson County, Tennessee, and accordingly create a lien on the hereinafter described property.

4. The address of the property being sold is:

2709 Alhambra Drive
Nashville, Tennessee

5. The legal description of the property is as follows:

Being Lot No. 2 on the Resubdivision of Lot No. 66 and part of Lot No. 65 of Capital View Subdivision, of record in Plat Book 5190, page 366, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lacren Equity, a Partnership consisting of Nelson C. Lacy and Renick and Company by Deed from Anthony F. Ballinger and wife, Linda L. Ballinger, of record in Book 6962, page 707, Register's Office of Davidson County, Tennessee.

The address of this property is 2709 Alhambra Drive, Nashville, TN

6. The property will be sold on Thursday, February 18, 1993, at 11:00 A.M., at the SOUTH door of the Davidson County Courthouse in Nashville, Tennessee, for cash free from the equity of redemption, homestead and dower and all other rights and exemptions. A copy of the Notice of Sale is attached hereto.

7. On the date of the sale, the amount of the principal obligation, including interest, will be Fifty Thousand One Hundred Three and 56/100 ($50,103.56) and there will be expense in addition of Five Hundred ($500.00) Dollars attorney's fees and approximately Two Hundred ($200.00) Dollars advertising expense and Four ($4.00) Dollars, recording fees charged against the sale proceeds.

This the 21st day of January, 1993.

J. K. WOODARD, Attorney for
Old Hickory Credit Union

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

BOOK 8876 PAGE 361

Form 668 (Y) (Rev. January 1991) | 220 | 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	622166771	BOOK 8480 PAGE 616

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 WILLIAM E & GLENDA RENICK JR

Residence 1300 GENERAL GEORGE PATTON
NASHVILLE, TN 37221-2443

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]-1738	07/29/86	08/20/96	23040.16
1040	12/31/86	[redacted]-1738	04/04/88	05/04/98	75.69
1040	12/31/87	[redacted]-1738	09/26/88	10/26/98	573.31
1040	12/31/89	[redacted]-1738	11/12/90	12/12/00	4102.46
1040	12/31/90	[redacted]-1738	09/16/91	10/16/01	131.99

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

Total $ 27723.61

This notice was prepared and signed at Nashville, TN, on this,

the 04th day of November 91.

Signature for Diane Christon

Title Revenue Officer
62-01-1121

(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. 409)

Form 668 (Y) (Rev. 1-91)

Part 1 - Kept By Recording Office

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BOOK 8876 PAGE 362

Form 668 (Y) (Rev. 7-85)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

District: Nashville, TN

Serial Number: 629144945

For Optional Use by Recording Office

BOOK 8281 PAGE 364

JAN 25 8 39 AM '91

IDENTIF. REFERENCE 88389

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: WILLIAM C & GEORGE HERZIG JR

Residence: 1006 GENERAL GEORGE PATTON
NASHVILLE, TN 37221-2445

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	12/31/87	418-76-1738	08/26/88	10/26/98	564.31
1040	12/31/88	418-76-1738	11/20/89	12/20/99	5594.76

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

Total $ 6159.07

This notice was prepared and signed at Nashville, TN on this, the 16th day of January, 19 91

Signature: for John [illegible]

Title: [6153 736-5934] 62-01-6000

(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. 409)

Form 668 (Y) (Rev. 7-85)

Copy 1 - Copy For Recording Office

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Default having been made in payment of an indebtedness as evidenced by a certain promissory note dated March 6, 1987, executed by LACREN EQUITY, a Partnership consisting of NELSON C. LACY and RENICK AND COMPANY, payable to OLD HICKORY CREDIT UNION, and secured by a Deed of Trust from LACREN EQUITY, a Partnership consisting of NELSON C. LACY and RENICK AND COMPANY, to D. J. BREWER, Trustee, of record in Book 7163, page 630, Register's Office for Davidson County, Tennessee, and default having been made in the terms of payment of said indebtedness, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust, and said payment not having been made, and the lawful owner and holder of said indebtedness having appointed the undersigned, JAMES R. LAWSON, as Substitute Trustee by written instrument recorded in the above mentioned Register's Office, notice is hereby given that I, the undersigned Substitute Trustee under the power and authority vested in me by said Deed of Trust and having been requested to do so by the lawful owner and holder of said debt, will on Thursday, February 18, 1993, at 11:00 A.M., at the South door of the Davidson County Courthouse in Nashville, Tennessee, sell to the highest and best bidder for cash free from the equity of redemption, statutory right of redemption, homestead and dower, and all other rights and exemptions, all of which are expressly waived in said Deed of Trust, the following described property in Davidson County, Tennessee, to wit:

Being Lot No. 2 on the Resubdivision of Lot No. 66 and part of Lot No. 65 of Capital View Subdivision, of record in Plat Book 5190, page 366, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lacren Equity, a Partnership consisting of Nelson C. Lacy and Renick and Company by Deed from Anthony F. Ballinger and wife, Linda L. Ballinger, of record in Book 6962, page 707, Register's Office of Davidson County, Tennessee.

The address of this property is 2709 Alhambra Drive, Nashville, TN

Notice of this sale has been timely given to the United States as required by 26 U.S.C. Section 7425(b) so that the sale of the land hereby advertised shall not be subject to the lien or the claim of the lien of the United States as set out in the Notices of Federal Tax Lien Under Internal Revenue Laws, of record in Book 8480, page 616, and Book 8281, page 364, Register's Office of Davidson County, Tennessee. Said Notices of Federal Tax lien being assigned Serial Numbers 629166771 and 629144945, respectively, identifying the taxpayers as William L. and Glenda Renick, Jr., showing their residence as 1308 General George Patton, Nashville, TN 37221-2443, and showing the unpaid total balance of the assessments as being $$27,723.61 and $6,159.07, respectively.

The sale of the land described herein will be subject to the right of the United States to redeem the land as provided for in 26 U.S.C., Section 7425(d)(1).

This sale will be made subject to any and all restrictions of record, easements, all unpaid taxes and any other prior mortgages and liens of record.

This the 21st day of January, 1993.

James R. Lawson

JAMES R. LAWSON, Substitute Trustee
OLD HICKORY CREDIT UNION
1000 Industrial Drive
Old Hickory, TN 37138

J. K. Woodard

J. K. WOODARD
Attorney for OLD HICKORY CREDIT UNION
175 East Main Street
Hendersonville, TN 37075

Received M. Mayshaw

INTERNAL REVENUE SERVICE
RECEIVED
1993 JAN 22 AM 8 31

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]1738
Date:
January 26, 1993

J. K. WOODARD
ATTORNEY AT LAW
175 EAST MAIN STREET
HENDERSONVILLE TN 37075

BOOK 8876 PAGE 365

Re: Notice of Sale
Taxpayer: RENICK, WILLIAM L & GLENDA, JR.
Property Address: 2709 ALHAMBRA DRIIVE
NASHVILLE, TN

Dear Mr. Woodard:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated January 21, 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, Tennessee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

96 3 2 4, 1

IDENTIFI REFERENCE

MAR 1 2 29 PM '93

LOIS Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3084 03/01 0101 03CHECK 40.00

RECORDED MEMO
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THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED