Box 43

TRUSTEE'S DEED

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Long
One Union Street
Nashville, Tennessee 37201

BOOK 8884 PAGE 885

Michael J. Philbin,
Successor-Trustee

to

First Interstate Mortgage Company
245 South Los Robles Avenue
Pasadena, California 91109
SEND TAX BILLS HERE
NO MORTGAGEE

Map #86-16
Parcel #43
Field Book #04D 12837

WHEREAS, Robert G. Pfaus and wife, Mary A. Pfaus and Robert G. Pfaus, Jr., executed a deed of trust on the 14th day of April, 1986, which was recorded in Book 6833, Page 419, Register's Office of Davidson County, Tennessee, conveying to Tim N. Taylor, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 8762, Page 622, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Deborah Sanders in a Deed of record in Book 8570, Page 666, Register's Office for Davidson County, Tennessee.

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: March 8, 1993 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, First Interstate Mortgage Company, being the highest and best bidder at said sale with a bid of FIFTY NINE THOUSAND ONE HUNDRED EIGHTY AND 75/100 DOLLARS ($59,180.75), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY NINE THOUSAND ONE HUNDRED EIGHTY AND 75/100 DOLLARS ($59,180.75), paid by First Interstate Mortgage Company, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto First Interstate Mortgage Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 12 on the Plan of Central Valley, as of record in Book 5800, Page 71, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert G. Pfaus and wife, Mary A. Pfaus and Robert G. Pfaus, Jr., a single man, by quitclaim deed of record in Book 6833, Page 415, and by quitclaim deed of record in Book 6833, Page 417, and subsequently conveyed to Deborah Sanders, by deed of record in Book 8570, Page 666, Register's Office for Davidson County, Tennessee.

This is improved property also known as 4316 Central Valley Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said First Interstate Mortgage Company, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to First Interstate Mortgage Company, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; the statutory right of redemption of the United States of America pursuant to 26 U.S.C. Sub. Sec. 7425(d)(1) by reason of a lien for taxes of record in Lien Book 7243, Page 519, and Lien Book 8462, page 954, said Register's Office, claimed by the United States of America, the statutory notice requirement set forth in 26 U.S.C. Sub. Sec. 7425(b) having been met. A copy of the required statutory notice to the Internal Revenue Service, Special Procedures Staff bearing a receipt stamp date of February 9, 1993, and the written response from the IRS dated February 12, 1993, are attached hereto as Collective Exhibit A pursuant to T.C.A. 35-4-104(b).

This conveyance is also subject to any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 8th day of March, 1993.

Michael J. Philbin, Successor-Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-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 8th day of March, 1993.

NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $59,180.75.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of March, 1993.

NOTARY PUBLIC

My Commission Expires: July 27, 1996

9918.4

IDENTIFICATION REFERENCE

MAR 10 3 42 PM '93

DAVIDSON COUNTY, TN

113' 05/0 0101 03CHECK 240.04

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LAW OFFICES

TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG

RICHARD D. TAYLOR
MICHAEL J. PHILBIN
WM. RITCHIE PIGUE
L. GINO MARCHETTI, JR.
ERNEST D. BENNETT III
WM. GERALD McCASKILL
WILLIAM N. ELLIOTT JR.

ONE UNION STREET
POST OFFICE BOX 198169
NASHVILLE, TENNESSEE 37219-8169

TELEPHONE (615) 244-5361
FAX (615) 242-2174

JOHN P. LONG
1951-1992

OF COUNSEL:
EDDIE E. HALL

RECEIVED
INTERNAL REVENUE SERVICE
1993 FEB -9 PM 3:52
SPECIAL PROCEDURES

February 8, 1993

Internal Revenue Service
Special Procedures Section
Post Office Box 1107
Nashville, TN 37202

VIA HAND DELIVERY:
February 9, 1993

RECEIVED
INTERNAL REVENUE SERVICE
1993 FEB -9 PM 3:52
SPECIAL PROCEDURES

RE:	Tax Payer:	Timothy S. and Debbie J. Sanders
	Federal Tax Lien ID #:	58284 and [redacted]4205
	Property Location:	4316 Central Valley Drive Hermitage, Tennessee 37076
	Date of Foreclosure Sale:	March 8, 1993
	Time of Sale:	10:00 A.M.
	Place:	the front door of the court-house in Nashville, Davidson County, Tennessee
	Our File #:	93509

Gentlemen:

This firm represents First Interstate Mortgage Company in the above captioned matter. The purpose of this letter is to give you notice pursuant to 26 U.S.C. 7425 (c) with regard to the above referenced sale. Pursuant to this code section and the regulations promulgated thereunder, we are furnishing you with copies of the following:

1. Unreleased Federal the Tax Lien(s):
   Book 7243, Page 519
   Book 8462, Page 954

2. Copy of the Deed of Trust being foreclosed.

3. Copy of the Notice of Publication (includes property description).

The sale will be held on the date and at the time and place indicated above. The terms of the sale include an offer to the highest and best bidder for cash. Please see enclosed notice for complete terms as well as the dates on which the notice will appear for publication.

COLLECTIVE EXHIBIT A

[redacted]

The unpaid principal balance of the note secured by the Deed of Trust being foreclosed is $52,150.88. Approximate interest accrued through the date of the sale is $4,637.79. Fees and expenses are estimated to be $1,227.80.

I trust that this information complies with the applicable statute and regulations. If additional information is required or requested please write or call at your convenience. Prior to the sale please forward to me your written response confirming that our notice is both timely and adequate. Thank you.

Very truly yours,

TAYLOR, PHILBIN, PIGUE,
MARCHETTI & LONG

Michael J. Philbin

Michael J. Philbin

MJP/jc

Enclosures

cc: First Interstate Mortgage Company
Loan #: 629136

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDF 148
Nashville, Tennessee 37203

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Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-5908
Date:
February 12, 1993

MICHAEL J. PHILBIN
ATTORNEYS AT LAW
PO BOX 198169
NASHVILLE TN 37219

RECEIVED

FEB 17 1993

MICHAEL J. PHILBIN

Re: Notice of Sale
Taxpayer: SANDERS, TIMOTHY S & DEBBIE
Property Address: 4316 CENTRAL VALLEY DRIVE
HERMITAGE, TN 37076

Dear Mr. Philbin:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated February 8, 1993 was filed on time and contains all of the required information.

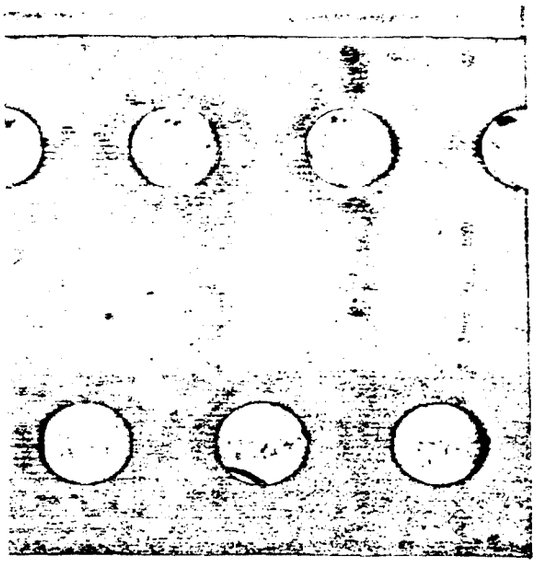
If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDF 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

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 8884 PAGE 890

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 59130.75
CON TX 219.04
PRFEE 1.00
WDEED 2.00
ERR CO
WDEED 2.00-
WDEED 20.00
TOTAL ~~240.04~~
PAID ~~240.04~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/10/93 01 15:41 0001 1187

99184

IDENTIFICATION REFERENCE

MAR 10 3 42 PM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 628726