PROPERTY OWNER:
Rebecca Thomas &
Thomas B. Bartlett
Trustees of the Dottie Birdwell
(Shaw) Trust
300 James Robertson Parkway
Nashville, TN 37201

SEND TAX BILLS TO:
property owner

MAP 119-10
PAR. 17
FB# 6DA-32558

BOOK 8891 PAGE 762

***** TRUSTEE'S DEED *****

WHEREAS, by the Deed of Trust dated June 15, 1984, of record in Book 6317, page 204, Register's Office for Davidson County, Tennessee, Fredda Odom (an unmarried person), conveyed the property hereafter described to Gary B. Fisher, Trustee, and his substitutes and successors in trust with full power and authority to sell said property upon default in payment of the indebtedness owing to Robert R. Trundle and wife, Virginia A. Trundle, described in said Deed of Trust; and

WHEREAS, by Warranty Deed dated May 9, 1985, of record in Book 6553, page 753, said Register's Office, said Fredda Odom conveyed said property to Saundra A. Lewis, who assumed in full the indebtedness and other obligations secured by said Deed of Trust of record in Book 6317, page 204; and by Modification, Assumption and Extension Agreement dated June 15, 1989, of record in Book 7867, page 452, the said Saundra A. Lewis confirmed the assumption of the indebtedness and other obligations secured by said Deed of Trust of record in Book 6317, page 204; and

WHEREAS, by assignment dated June 18, 1991, of record in Book 8400, page 191, said Register's Office, the aforesaid Robert R. Trundle and wife transferred and assigned the aforesaid indebtedness, the note evidencing same, and the Deed of Trust securing same to Rebecca Thomas and Thomas B. Bartlett, Executors U/W of Dottie Birdwell (Shaw); and

WHEREAS, by Deed of Trust dated May 9, 1985, of record in Book 6553, page 756, said Register's Office, Saundra A. Lewis and husband, John Lewis, conveyed the same described property to John J. Archer, Trustee, to secure payment of an indebtedness owing to Dottie Birdwell, who is one and the same person as Dottie Birdwell (Shaw) and is now deceased; and

WHEREAS, by instrument dated January 28, 1993, of record in Book 8851, page 608, said Register's Office, the aforesaid John J. Archer was appointed Successor Trustee in the place and stead of Gary B. Fisher, Trustee, with all the rights and powers vested in the original Trustee named in the said Deed of Trust of record in Book 6317, page 204; and

WHEREAS, default did occur in the payment of said indebtednesses, and the lawful owner and holder of said indebtednesses demanded said property be advertised and sold and the proceeds therefrom be applied toward the satisfaction of the indebtednesses, including the expenses of advertisement and sale, all pursuant to and consistent with the powers vested in and the duties imposed upon said Trustee and his substitutes and successors in trust; and

WHEREAS, I, John J. Archer, Successor Trustee, duly advertised said property for sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, by causing notice of the sale to be published on the 4th day of February, 1993, and weekly thereafter for a total of three consecutive weeks, which notice stated that on the 10th day of March, 1993, commencing at 12:00 o'clock noon, at the front door of the Davidson County Courthouse in Nashville, Tennessee, the property hereafter described would be sold at public auction to the highest and best bidder for cash, free from all rights and equities of redemption, homestead, dower and curtesy, all of which were expressly waived in said Deeds of Trust, but subject to all unpaid taxes which may remain after sale as a lien against the property, to any redemption rights afforded by law to the taxing authorities, to all rights or claims of tenants in possession at the time of the sale, to all easements, covenants and restrictions appearing of record, and to such other easements and conditions as would be apparent from visual inspection or disclosed by an accurate survey of the premises; and

WHEREAS, at the time and place and on the terms stated in said notice, I offered said property for sale at public outcry and sold said property to Rebecca Thomas and Thomas B. Bartlett, Trustees of the Dottie Birdwell (Shaw) Trust, the lawful owner and holder of the aforesaid indebtednesses, their bid of $41,695.93 being the highest and best bid offered.

NOW, THEREFORE, premises considered, and in consideration of the sum of $41,695.93 duly credited on the indebtednesses above described, I, JOHN J. ARCHER, SUCCESSOR TRUSTEE, in the exercise of my powers and the performance of my duties as trustee, do hereby convey to REBECCA THOMAS AND THOMAS B. BARTLETT, TRUSTEES OF THE DOTTIE BIRDWELL (SHAW) TRUST, their successors and assigns, all of my right, title and interest, both legal and equitable, in and to the following described property in Davidson County, Tennessee, to-wit:

> Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey by Hal R. Swann, Jr., Surveyor, dated July 28, 1956, as follows:
>
> Beginning at a point in the north margin of Thompson Lane, said point being 48 feet West of the westerly margin of St. Edwards Drive; thence in a Northerly direction and parallel to St. Edwards Drive 225 feet; thence in a Westerly direction and parallel to Thompson Lane 60 feet; thence in a Southerly direction and parallel with St. Edwards Drive 225 feet to the northerly margin of Thompson Lane; thence in an Easterly direction along the northerly margin of Thompson Lane 60 feet to the point of beginning.
>
> Being the same property conveyed to Saundra A. Lewis by deed from Fredda Odom, a single peson, of record in Book 6553, page 753, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 180 Thompson Lane, Nashville, TN 37211.

TOGETHER WITH all of my right, title and interest in the improvements and fixtures as described and conveyed and/or granted by the aforesaid Deeds of Trust, and also any and all rights which I may have to existing and future leases and the rents and benefits therefrom and thereof.

BUT SUBJECT TO all unpaid taxes which remain after the sale as a lien against the property, to any redemption rights afforded by law to taxing authorities, to the rights of tenants in possession at the time of the sale, to all easements, covenants and restrictions appearing of record, and to such other easements and conditions as would be apparent from visual inspection or disclosed by an accurate survey of the premises. Pursuant to the provisions of T.C.A. § 35-5-104(b), copies of the written notice provided to the United States as required by 26 U.S.C. § 7425(d)(1) and the written response of the United States to that notice are attached hereto as Exhibits A and B, respectively.

AND I DO FURTHER transfer and assign to the said REBECCA THOMAS AND THOMAS B. BARTLETT, TRUSTEES OF THE DOTTIE BIRDWELL (SHAW) TRUST, their successors and assigns, all of the rights and benefits of the covenants and warranties contained in said Deeds of Trusts, in as full and ample a manner as under said instruments I can or should do as Successor Trustee, and not otherwise.

WITNESS my hand this 15 day of March, 1993.

John J. Archer, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William H. Cameron, a Notary Public in and for said County and State, the within named JOHN J. ARCHER, SUCCESSOR TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 1993.

William H. Cameron
Notary Public

My commission expires: 9/25/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration given or the value of the property transferred is $41,695.93.

Rebecca Thomas, Trustee
Affiant

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

Notary Public

My commission expires: 9/25/93

THIS INSTRUMENT WAS PREPARED BY:
Edmund W. Archer, Attorney
300 Court Square Bldg.
Nashville, TN 37201

LAW OFFICES
THOMAS & ARCHER
COURT SQUARE BUILDING
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

REBECCA THOMAS
JOHN J. ARCHER
EDMUND W. ARCHER

TELEPHONE (615) 254-8328
FACSIMILE (615) 254-5567

BOOK 8891 PAGE 765

February 1, 1993

Chief, Special Procedures Staff
Internal Revenue Service
Mail Code: STOP 31
P.O. Box 1107
Nashville, TN 37202

Re: Section 7425(b) - Notice of Non-Judicial Sale
Taxpayer: Saundra A. Lewis
Taxpayer ID #: 62-0921477
Property: 180 Thompson Lane, Nashville, TN

Dear Sir:

We represent the Trustees of the Dotty Birdwell (Shaw) Trust, holder of two Notes on which Saundra A. Lewis is obligated and which are secured by separate Deeds of Trust covering property owned by Ms. Lewis and located at 180 Thompson Lane, Nashville, Tennessee. The first such Deed of Trust was executed by Fredda Odom on June 15, 1984, and was recorded June 18, 1984, appearing of record in Book 6317, page 204, Register's Office for Davidson County, Tennessee. By instruments of record in Book 6553, page 753, and in Book 7867, page 452, said Register's Office, the indebtedness secured by said Deed of Trust was assumed by Ms. Lewis. The second Deed of Trust was executed May 9, 1985, by Saundra A. Lewis and husband, John Lewis, and was recorded May 10, 1985, in Book 6553, page 756, said Register's Office.

Default having been made in the payment of the indebtednesses secured by said Deeds of Trust, a foreclosure sale has been scheduled for Wednesday, March 10, 1993. Proceeds from the sale are to be applied first in satisfaction of the costs of the sale, then to the satisfaction of the indebtedness secured by the first mortgage, and then to the satisfaction of the indebtedness secured by the second mortgage.

The Internal Revenue Service has filed two notices of tax liens concerning Mrs. Lewis' tax delinquencies. Pursuant to the provisions of Section 7425 of the Internal Revenue Code, we are hereby giving you notice of the proposed sale, and supply the following information:

EXHIBIT A

1. Person submitting this notice: Edmund W. Archer, Thomas & Archer, Court Square Building, 300 James Robertson Parkway, Nashville, TN 37201.

2. Tax Lien Notices: Serial Nos. 629203492 and 629219317 (copies of each attached).

3. Description of property:

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey by Hal R. Swann, Jr., Surveyor, dated July 28, 1956, as follows:

Beginning at a point in the north margin of Thompson Lane, said point being 48 feet West of the westerly margin of St. Edwards Drive; thence in a Northerly direction and parallel to St. Edwards Drive 225 feet; thence in a Westerly direction and parallel to Thompson Lane 60 feet; thence in a Southerly direction and parallel with St. Edwards Drive 225 feet to the northerly margin of Thompson Lane; thence in an Easterly direction along the northerly margin of Thompson Lane 60 feet to the point of beginning.

Being the same property conveyed to Saundra A. Lewis by deed from Fredda Odom, a single peson, of record in Book 6553, page 753, Register's Office for Davidson County, Tennessee.

This is improved property known as 180 Thompson Lane, Nashville, TN 37211.

4. Date and Terms of Sale: Sale to be held Wednesday, March 10, 1993, at 12:00 o'clock noon, at the front door of the Courthouse, Nashville, Davidson County, Tennessee. Sale to be to the highest and best bidder for cash.

5. Principal Obligation, Interest, and Expense Approximations:

a.	Principal balance owing on indebtedness secured by first mortgage	$37,887.21
b.	Interest through January 6, 1993, on indebtedness secured by first mortgage	3,079.39
c.	Principal owing on indebtedness secured by second mortgage	15,993.91
d.	Interest through January 6, 1993, on indebtedness secured by second mortgage	1,621.60
e.	Costs of notice	313.20
f.	Recording fees	100.00
g.	Attorney, Trustee and document preparation fees	1,000.00
	TOTAL:	$59,995.31

We have also enclosed copies of the notice of sale for your information.

A duplicate copy of this notice is enclosed herewith. We would appreciate your acknowledging receipt of this notice by making the appropriate notation thereon and returning it to us in the enclosed envelope.

Sincerely,

THOMAS & ARCHER

by: _____
EDMUND W. ARCHER

JJA/whc
Enclosures

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDF 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
62-0921477
Date:
February 8, 1993

EDMUND W. ARCHER
COURT SQUARE BUILDING
300 JAMES ROBERTSON PARKWAY
NASHVILLE TN 37201

BK 8591 PG 768

Re: Notice of Sale
Taxpayer: LEWIS, SAUNDRA
Property Address: 180 THOMPSON LANE
NASHVILLE, TN

4046 03/19 0101 03CHECK 183.29

Dear Mr. Archer:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated February 2, 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, Tennessee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

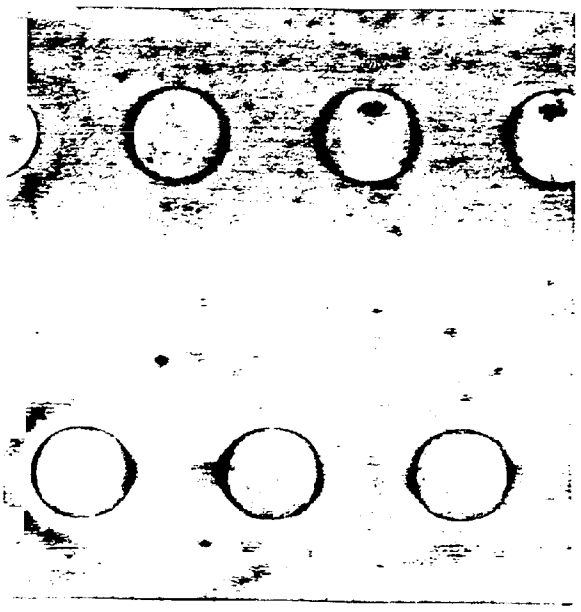
Sincerely,

Chief, Advisory Section
Special Procedures Branch

01709

RECEIVED FOR REFERENCE
MAR 19 11 52 AM '93
DAVIDSON COUNTY, TN

EXHIBIT B



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

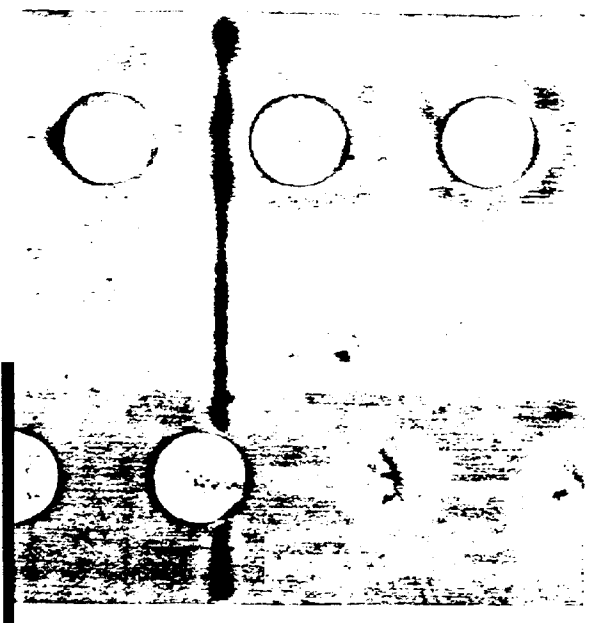
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CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	41695.93
CON TX	154.29
PRFEE	1.00
WDEED	28.00
TOTAL	183.29
CHECK	183.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4046



01709

IDENTIFICATION REFERENCE

MAR 19 11 52 AM '93

DAVIDSON COUNTY, TN

No. 631550