22

93-7895-CH (0006) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
150-9-214

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

BOOK 8910 PAGE 462

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-second day of August, 1986, D. GENE MERRILL AND FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by DURL H. SCHULTZ AND WIFE, GLENDA M. SCHULTZ, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $87,000.00, principal and interest at 9.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6961, Page 631, 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 Book 8881, Page 485, 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: March 11, 1993 / March 18, 1993 / March 25, 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.

PURSUANT to said advertisement on Wednesday, April 7, 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 $ 95,116.65 .

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 in Davidson County, Tennessee, being Lot No. 142, Subdivision Plan for Phase II, Forest View Park, Section V, of record in Plat Book 6250, page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Darrell R. Alexander by deed of record in Book 7470, page 839, Register's 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 Seventh day of April, 1993.

I. DYKE TATUM

93-7895-CH (0007) TN17

STATE OF TENNESSEE }
} ss. BOOK 8910 PAGE 463
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 Seventh day of April, 1993.

Tammy Harris
Notary Public

My Commission Expires: 1-22-95.

STATE OF Tennessee }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $ 95,116.65.

Affiant

Subscribed and sworn to before me, this Seventh day of April, 1993.

Tammy Harris
Notary Public

My Commission Expires: 1-22-95.

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

93-7895-CH (0013) TN21

BOOK 8910 PAGE 461

Law Offices

TATUM & JONES

I. Dyke Tatum
J. Phillip Jones

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

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

March 8, 1993

INTERNAL REVENUE SERVICE
NASHVILLE, TN

RE: Federal Tax Lien SERIAL NO.:
ID #
DARRELL R. ALEXANDER
333 CEDARCLIFF ROAD ANTIOCH, TN, 37013

RECEIVED
INTERNAL REVENUE SERVICE
93 MAR 11 01
333 MAR
SPECIAL PROCEDURES

Dear

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 April 7, 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 $83,237.56. The holder of the mortgage will at the sale bid in the property at approximate $ 91,750.63, plus costs and fees of approximately $ 750. Approximately $ 8,149.19 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.

Very truly yours,

I. DYKE TATUM

Enclosures

HAND DELIVERED

Received by: J. Vaught

Date Received: 03-11-93

Enclosures Received: _____

3/11/93

0751.9

REFERENCE

APR 7 11 05 AM '93

3108 04/07 0101 03CHECK 368-87

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
Reply to:
[redacted]1403
Date:
March 16, 1993

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

BOOK 8910 PAGE 465

Re: Notice of Sale
Taxpayer: ALEXANDER, DARRELL R.
Property Address: 333 CEDARCLIFF
ANTIOCH, TN 37013

Dear Mr. Tatum:

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

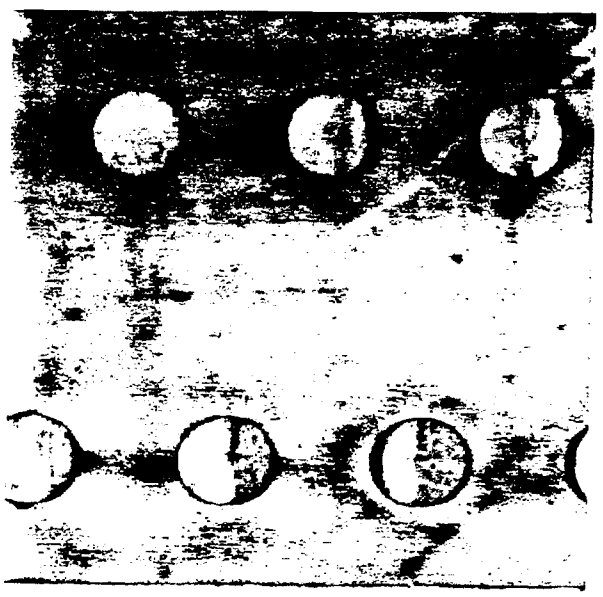
If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDF 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

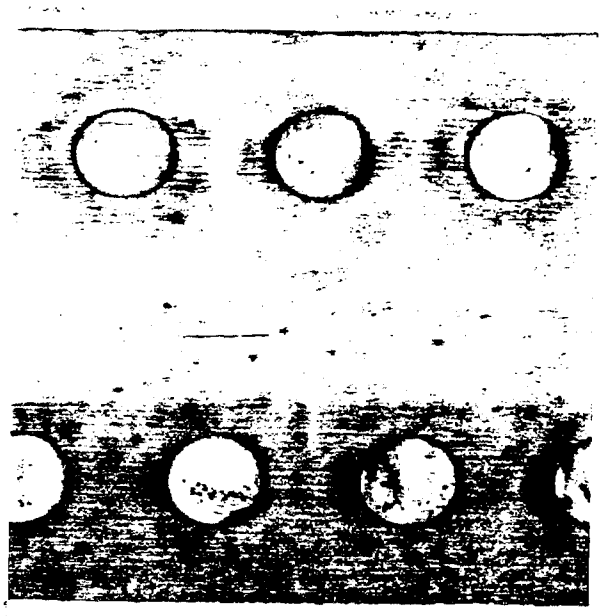
RECEIVED OF _____

FOR _____

BOOK 8910 PAGE 466

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 95116.65
MOR TX 351.87
ERR CO
~~MOR TX 351.87~~
~~CON TX 351.87~~
PRFEE 1.00
WDEED 16.00
TOTAL 368.87
CHECK 368.87

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07519

IDENTIFICATION REFERENCE

APR 7 11 06 AM '93

DAVIDSON COUNTY, TN

04/07/93 01 11:05 0001 3108

No. 637898