93-7882-CH (0009) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
108-7-B-87

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Fifteenth day of June, 1987, D. GENE MERRILL AND FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by HENRY H. FELTS, JR. AND LEA DEGROOTE, BOTH UNMARRIED, AND ROBERT G. LAKINS AND WIFE, L. JANE LAKINS, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $62,750.00, principal and interest at 10.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7278, Page 565, and rerecorded on March 11, 1993 in Book 8885, Page 973, 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 8892, Page 637, 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 25, 1993 / April 1, 1993 / April 8, 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 Tuesday, April 20, 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 $ 66,860.04 .

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:

CERTAIN interest in land in Davidson County, Tennessee, described as Unit No. 87-K of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Henry Felts Jr. and Lea Degroote and Robert G. La kins and L. Jane La kins of record in Book 7278, page 562, 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).
THE LAND HEREIN ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHTS OF THE STATE OF TENNESSEE TO REDEEM THE LAND AS PROVIDED FOR IN T.C.A. 67-1-1433(b)(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 Twentieth day of April, 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 Twentieth day of April, 1993.

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 $ 66,860.04.

Affiant

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

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

11233

TENNESSEE REFERENCE

APR 20 11 16 AM '93

DAVIDSON COUNTY TN

727 04/20 0101 03CHECK 272.53

APR 16

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

BOOK 8921 PAGE 10

April 14, 1993

Mr. I. Dyke Tatum
Tatum & Jones
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

Re: Foreclosures Sale of Property Owned by
Henry H. Felts, Jr. and Lea Degroote

Dear Mr. Tatum:

This is in response to your letter dated March 21, 1993, concerning a foreclosure sale of property owned by Henry H. Felts and Lea Degroote.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but the Tennessee Department of Revenue does not have any liens filed against Henry H. Felts or Lea Degroote.

I trust that this has answered your letter, but if not, please let me know.

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:ajk

BOOK 8921 PAGE 11

93-7882-CH (0029) TN22

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 21, 1993

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
NASHVILLE, TN

RE: State Tax Lien Account No. 1-413926883-001-5
ID # ~~XX67~~ 87069022
HENRY H. FELTS, JR. AND LEA DEGROOTE, BOTH UNMARRIED
308 TIMBERWAY CIRCLE NASHVILLE, TN, 37214

Dear

This will notify the State of Tennessee that property affected by the State Tax Lien referred to above will be sold at public auction, to the highest bidder for cash, on April 20, 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 $60,598.95. The holder of the mortgage will at the sale bid in the property at approximate $ 65,749.55 , plus costs and fees of approximately $ 850 . Approximately $ 4,932.08 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: Virginia Keith

Date Received: 3/24/93

Enclosures Received: _____

3/24/93 1:20 p.m.

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:
62-0951842
Date:
March 26, 1993

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: FELT, HENRY Z.
Property Address 308 TIMBERWAY CIRCLE
NASHVILLE, TN 37214

Dear Mr. Tatum:

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

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

93-7882-CH (0028) TN21

TOJP
3.19

Law Offices

TATUM & JONES BOOK 8921 PAGE 13

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 21, 1993

INTERNAL REVENUE SERVICE
NASHVILLE, TN

RE: Federal Tax Lien SERIAL NO.: 629148992, 629148637, 74613, 628907464
ID # 62-0951842,
HENRY H. FELTS, JR. AND LEA DEGROOTE, BOTH UNMARRIED
308 TIMBERWAY CIRCLE NASHVILLE, TN, 37214

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 20, 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

RECEIVED
INTERNAL REVENUE SERVICE
1993 MAR 25 AM 8:
SPECIAL PROCEDURES

The outstanding balance of the note secured by the mortgage to be foreclosed is $60,598.95. The holder of the mortgage will at the sale bid in the property at approximate $ 65,749.55, plus costs and fees of approximately $ 850. Approximately $ 4,932.08 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

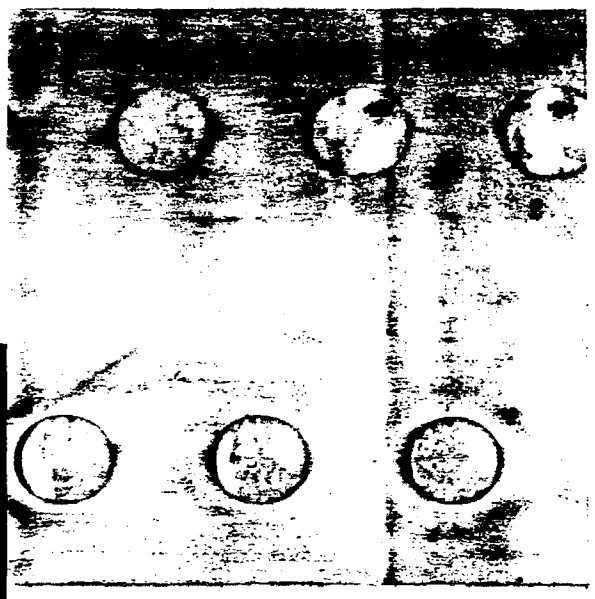
HAND DELIVERED

3/25/93

Received by: D. Vaughn

Date Received: 3/25/93

Enclosures Received:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

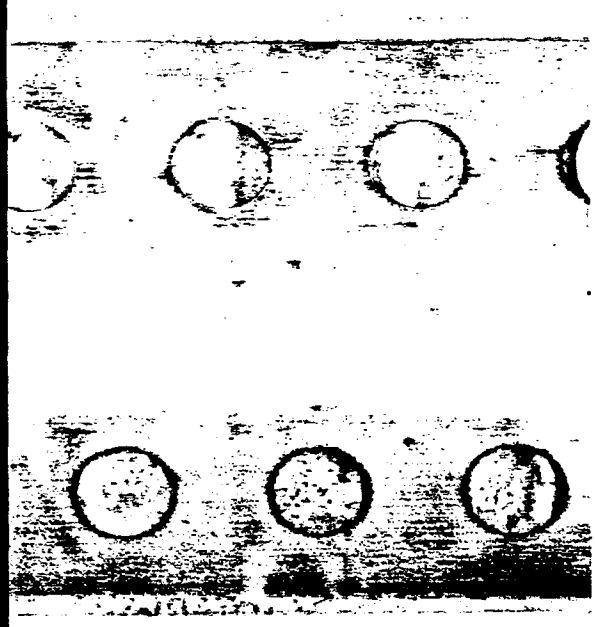
RECEIVED OF _____

FOR _____

BOOK 8921 PAGE 14

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 66860.04
CON TX 247.53
PRFEE 1.00
WDEED 24.00
TOTAL 272.53
CHECK 272.53

04/20/93 01 11:15 0001 7275

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 2 3

IDENTIFICATION REFERENCE

APR 20 11 16 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 642015