Box 38 JPS

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This Instrument Prepared By:
William R. O'Bryan, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
National Credit Union Admin.
6201 Centennial Boulevard
Nashville, TN 37109

Map and Parcel
059-15-2.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated January 9, 1990, to James R. Wells, Trustee, executed by Herbert Crockett, as same appears of record in Book 8027, page 445, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed James R. Wells as Trustee under said Deed of Trust and has nominated and appointed Jean P. Shearer as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8894, page 617, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Jean P. Shearer, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on April 1, 1993, and subsequent insertions appearing on April 8, 1993, and April 15, 1993, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on April 23, 1993, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to NATIONAL CREDIT UNION ADMINISTRATION, as Conservator for Auto Glass Employees Federal Credit Union, at and for the sum of Forty Two Thousand and No/100 ($42,000.00) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by NATIONAL CREDIT UNION ADMINISTRATION, as Conservator for Auto Glass Employees Federal Credit Union,, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Jean P. Shearer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said NATIONAL CREDIT UNION ADMINISTRATION, as Conservator for Auto Glass Employees Federal Credit Union,, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Map of the Subdivision of the Andred Summitt Farm, described according to a survey made by R. B. Nichols, Engineer, July 17th, 1946, as follows:

Beginning at a point in the southerly margin of Moorsman's Arm Road, the common corner of Lots 13 and 14; thence with the line between said Lots, southerly 200 feet to a point; thence easterly 100 feet to the corner of Lots 12 and 13; thence with the line between said lots, northerly 200 feet to the southerly margin of Moorsman's Arm Road; thence with the said margin of the same westerly 100 feet to the beginning.

Being the same property conveyed to Herbert Lee Crockett and wife, Nancy Nell Crockett by deed from Tom M. Morris and wife, Pauline Morris of record in Book 4416, page 454, Register's Office for Davidson County, Tennessee. The said parties having since divorced. And being the same property vested in Nancy Nell Crockett by divorce decree of record in Minute Book 102B, page 1446, 4th Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 5895, page 501, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Herbert L. Crockett, unmarried, by Quitclaim Deed from Nancy Nell Crockett of record in Book 7733, page 511, Register's Office for Davidson County, Tennessee.

This is improved property known as 1701 George Thomas Circle, LaVergne, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto NATIONAL CREDIT UNION ADMINISTRATION, as Conservator for Auto Glass Employees Federal Credit Union,, its successors and assigns, in fee simple forever. The said Jean P. Shearer, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

This sale shall be subject to the right of redemption by the Internal Revenue Service, pursuant to the provisions of 26 U.S.C. Section 7425(d)(1), by virtue of a federal tax lien against Herbert L. Crockett, of record in Book 8056, page 737, Register's Office for Davidson County, Tennessee. Proper notice was timely given to the Internal Revenue Service as required in 26 U.S.C. Section 7425(b) (See attached Exhibits A and B).

IN WITNESS WHEREOF, Jean P. Shearer, as Substitute Trustee, has executed this instrument on the 26th day of April, 1993.

Jean P. Shearer
JEAN P. SHEARER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jean P. Shearer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26th day of April, 1993.

Vicki A. Tolbert
NOTARY PUBLIC

NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

My commission expires: 9-16-95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $42,000.00.

Joan P. Shearer
Affiant

Sworn to and subscribed before me,
this 21st day of April, 1993.

Notary Public

My commission expires: 9-16-95

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ROBERT W. STURDIVANT
(1914-1988)
EDWARD C. BLANK, II
(1937-1988)
CHARLES C. TRABUE, JR.
WARD DEWITT, JR.
HUGH C. HOWSER
ALFRED E. ABBEY
THOMAS H. PEEBLES III
RUSSELL H. HIPPE, JR.
THOMAS C. BINKLEY
CHARLES C. TRABUE III
ROBERT L. JONES
JACK F. KING, JR.
GAYLE L MALONE, JR.
GEORGE E. HUDTER, JR.
HUGH C. HOWSER, JR.
LAWRENCE C. MAXWELL
WILLIAM R. O'BRYAN, JR.
DAN H. ELROD
H. HOUSTON PARKS
P. MICHAEL RICHARDSON
ELLEN HOBBS LYLE
CHRISTOPHER H. WAS

LAW OFFICES

TRABUE, STURDIVANT & DeWITT

25TH FLOOR, NASHVILLE CITY CENTER

511 UNION STREET

NASHVILLE, TENNESSEE 37219-1738

TELECOPIER (615) 256-8197

(615) 244-9270

COLUMBIA OFFICE
100 WEST SIXTH STREET
P.O. BOX 1004
COLUMBIA, TENNESSEE 38402
(615) 388-7032

C. ERIC STEVENS
DONALD P. PAUL
ROBERT B. LITTLETON
GERALD G. PATTERSON
MARY THOMSON LEWENSE
EDWARD K. LANCASTER
C. DALE ALLEN
JAMES NUMBER PORTER
ROBERT H. HOLLAND, JR.
JEFFREY ZAGER
RICHARD A. JOHNSON*
ANITA L. WHISNANT
MARY ELLEN NORRIS
JAMES W. COUCH
W. NEAL McBRAYER
ALEXANDER S. FUQUA
JAMES C. STANLEY II
KATHRYN J. LADD
G. BRIAN JACKSON

WILLIAM H. WOODS
OF COUNSEL

*ALSO LICENSED IN FLORIDA

March 25, 1993

CERTIFIED MAIL RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
ATTN: Chief, Special Procedures Staff
Room 201, U.S. Courthouse
Nashville, Tennessee 37203

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RE: Taxpayers: [redacted] Herbert Crockett
629022262
Foreclosure Sale: April 23, 1993

Dear Sir:

Enclosed please find a copy of the Foreclosure Notice pertaining to the above-referenced property owned by the above-referenced taxpayers. As you can see from the Notice, this sale will be held on April 23, 1993, at 11:00 A.M., at the Davidson County Courthouse. Terms of the sale will be as specified in the Notice.

The lien being foreclosed is represented by a Deed of Trust, of record in Book 8027, page 445, Register's Office for Davidson County, Tennessee. A copy of the Deed of Trust is enclosed. The unpaid balance of the Deed of Trust is approximately $46,000.00 including interest, attorney's fees and expenses. Sales proceeds will be applied as specified in the Notice.

Our firm represents the National Credit Union Administration, as Conservator for Auto Glass Employees Federal Credit Union, who is the holder of the Deed of Trust Note. My address is Trabue, Sturdivant & DeWitt, 25th Floor, Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

From my search of the records in the Register of Deed's Office, I have found a Notice of Tax Lien naming the above-referenced taxpayers. Said Notice was filed on March 2, 1990, and is of record in Book 8056, page 737, said Register's Office and a copy of it is enclosed herewith.

I have enclosed a duplicate of this letter. Please acknowledge receipt, including your time of receipt, of this Notice by letter to me.

EXHIBIT A

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If you have any questions concerning any of the above, please do not hesitate to call me.

Very truly yours,

Jean P. Shearer

Jean P. Shearer
Legal Assistant

Enclosure

12994

IDENTIFICATION REFERENCE

APR 26 3 46 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5:MJP0323933.jp

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]-0711
Date:
April 7, 1993

JEAN P. SHEARER
TRABUE, STURDIVANT & DEWITT
511 UNION ST., 25TH FLOOR
NASHVILLE TN 37219

9285 04/26 0101 03CHECK 24.00

Re: Notice of Sale
Taxpayer: CROCKETT, HERBERT
Property Address 725 MOORSMAN'S ARM ROAD
NASHVILLE, TN 37207

Dear Ms. Shearer:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated March 25, 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

EXHIBIT B