SEND TAX BILLS TO:

Resolution Trust Corporation

Colony Square, Bldg. 100

Suite 2300

Atlanta, GA 30361

ADDRESS OF NEW OWNER(S):

"SAME"

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
ATTORNEY AT LAW
225 EAST MARKET STREET
P.O. BOX 667
LEBANON, TENNESSEE 37088

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $143,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James H. Kinnard, Sub Tr.
Affiant

Subscribed and sworn to before me this the 1st day of June, 1993

Benita Barnett
Notary Public

My Comm. Exp:
9-24-94

Map-Para. No. 129-10-13
Field Bank No. 8DZ-76540

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt, terms and conditions provided for in that certain Deed of Trust, dated April 10, 1990, to Union Financial Corporation, Trustee, executed by Nicholas A. Rose, Jr. and wife, Rebecca W. Rose, aka Becky Rose, as same appears of record in Trust Book 8085, Page 610, Register's Office for Davidson County, Tennessee, at Nashville; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Union Financial Corporation as Trustee under said Deed of Trust and has nominated and appointed James H. Kinnard as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment as Substitute Trustee is of record in Book 8752, Page 595, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said James H. Kinnard, Substitute Trustee, is thereby vested with legal title to the property described in said Deed of Trust for all purposes therein contained, and he 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, and the owner thereof has 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 property was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on April 27, 1993, and subsequent insertions on May 6, 1993 and May 13, 1993, giving the time, terms, place of sale, and description of the real estate: and

WHEREAS, on May 24, 1993 at 10:30 a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being also the place mentioned in said advertisement aforesaid, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, the advertisement of sale made in connection therewith, at which time said real property was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to RESOLUTION TRUST CORPORATION, AS RECEIVER FOR METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A., at and for the sum of One Hundred Forty Three Thousand Three Hundred ($143,300.00) 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 sale by paying into the hands of the undersigned Trustee the expenses of sale, the balance being applied upon said indebtedness for which the real property was sold.

NOW THEREFORE, in consideration of the premises and the payment by RESOLUTION TRUST CORPORATION, AS RECEIVER FOR METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A., of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, James H. Kinnard, as Substitute Trustee, does hereby grant, bargain, sell, and convey to the said RESOLUTION TRUST CORPORATION, AS RECEIVER FOR METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A., 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. 128 on the Plan of West Meade Park, Section Two of record in Book 2854, Page 122, Register's Office for said County.
>
> Said Lot No. 128 fronts 156.6 feet on the northerly side of Carnavon Park and extends back between lines, 337 feet on the easterly line and 346.2 feet on the westerly line to a dead line in the rear measuring 80 feet thereon.
>
> Being the same property conveyed to Nicholas A. Rose, Jr. and wife, Rebecca W. Rose, or record in Book 8085, Page 607, Register's Office for said County.
>
> This is improved property at 140 Carnavon Parkway, Nashville, Tennessee 37205. Map Reference 129-10-13, Field Book No. 8DZ-76540, Trustee's Office, Davidson County, Tennessee.

This conveyance is subject to County real property taxes for the years 1991 and 1992, all matters shown on the Plan of Record in Book 2854, Page 122, Register's Office for Davidson County, Tennessee, which includes owner's certificate, a 120 foot minimum building set back line from Carnavon Parkway, a 10 foot easement for public utilities along the eastern and northern lines of said lot and a 2.5 X 30 foot utility anchor easement located on the southwest front corner of the lot. The mortgage loan inspection of the subject premises made by John Kohl and Company, P.C., dated September 9, 1987, disclosed the driveway encroaching on the 10 foot public utility easement along the southeasterly lot line of subject property and the house encroaching on the 10 foot

public utility easement along the easterly lot line.

The land described herein is subject to the rights of the United States to redeem as provided for in 26 U.S.C., Section 7425 (d) (1) with reference to Federal tax lien Serial No. 629207105 of record in Book 8613, Page 826, Register's Office for Davidson County, Tennessee; notice having been timely given to the United States pursuant to the provisions of T.C.A. 35-5-104 and 26 U.S.C., Section 7425 (b); all as stated in the foreclosure sale notice, the actual notice given to the United States and the written response of the United States having been received; copies of which are appended here to pursuant to T.C.A. 35-5-104.

SAID real property was abandoned by the Trustee in Bankruptcy Case 92-10182-KL307 by order of Keith Lundin, United States Bankruptcy Judge entered on January 26, 1993, a copy of which order is appended hereto.

TO HAVE AND TO HOLD the real property described together with the privileges and appurtenances and heriditaments thereunto belonging or in any wise appertaining unto RESOLUTION TRUST CORPORATION, AS RECEIVER FOR METROPOLITAN FEDERAL SAVINGS LOAN ASSOCIATION, F.A., its successors and assigns, in as full and ample a manner as the said Substitute Trustee has power to convey the same, but no further or otherwise.

IN WITNESS WHEREOF, James H. Kinnard, Substitute Trustee, has executed this instrument on May 24, 1993.

James H. Kinnard, Substitute Trustee

James H. Kinnard,
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainor, JAMES H. KINNARD, acting as SUBSTITUTE TRUSTEE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged to me the execution of the within instrument for the purposes therein contained.

Witness my hand and seal at office in Lebanon, Tennessee, on this the ~~22nd~~ 1st BB day of ~~February~~ June BB, 1993.

Benita Barrett
NOTARY PUBLIC

BENITA DARRETT NOTARY PUBLIC AT LARGE STATE OF TN

9-24-94
My Commission Expires:

25117.

IDENTIFICATION REFERENCE

JUN 1 1 32 PM '93

ALEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1763 06/01 0101 TOTO TO/90 $40.00

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8965 PAGE 257

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-4111
Date:
April 26, 1993

JAMES H. KINNARD, ATTORNEY

225 EAST MARKET STREET, P O BOX 667
LEBANON TN 37087

Re: Notice of Sale
Taxpayer: ROSE JR., NICHOLAS A & BECKY
Property Address 140 CARNAVON PARKWAY
NASHVILLE, TN 37205

Dear Mr. Kinnard:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated April 20, 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

Form 668 (Y)
(Rev. January 1991)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

District	Serial Number	For Optional Use by Recording Office
Nashville, TN	62930-105	BOOK 8613 PAGE 826

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer NICHOLAS A & BECKY W ROSE JR

Residence 140 CARNAVAN PKWY
NASHVILLE, TN 37205-3940

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

APR 30 10 49 AM '92
IDENTIF. REFERENCE
06U32

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/89	[redacted]-4111	11/26/90	12/26/00	5273.35
1040	12/31/89	[redacted]-4111	12/17/90	01/16/01	3543.55

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Place of Filing	Total	$
Register of Deeds Davidson County Nashville, TN 37219		8816.90

This notice was prepared and signed at Nashville, TN, on this,

the 28th day of April, 19 92.

Signature	Title	Telephone Number and Number of Area Where Taxpayer Resides
for John Dyess ACS		(615) 736-5934 62-01-6006

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971-2 C.B. 409)

Form 668 (Y) (Rev. 1-91)

Part 1 - Kept By Recording Office

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

RECEIVED FOR ENTRY

JAN 20 1993

BY C. Chatman
DEPUTY CLERK

IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF TENNESSEE AT NASHVILLE

IN RE:	)	
	)	
NICHOLAS A. ROSE, JR.	)	
and REBECCA W. ROSE,	)	Type: Chapter 7
	)	Case No. 92-10182-KL307
Debtors.	)	

BOOK 8965 PAGE 259

AGREED ORDER TERMINATING STAY, ABANDONING COLLATERAL AND AUTHORIZING CREDITOR TO FORECLOSE

It appearing to the Court as evidenced by the signatures of the respective counsel of record set forth hereinbelow that the Debtors desire to surrender to Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. the collateral for its claim, i.e., a tract or parcel of land situate and lying in Davidson County, Tennessee, being Lot No. 128 of the Plan of West Meade Park, Section Two of record in Book 2854, Page 122, Register's Office for Davidson County, Tennessee, and in Deed Book 8085, Page 607, Register's Office for Davidson County, Tennessee, being Map. Par. No. 129-10-13, Field Book No. 8D2-76540, address 140 Carnavon Parkway, Nashville, Tennessee, and the Debtors do not desire to redeem said collateral.

It further appearing to the Court that Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. has filed a proof of claim in this cause evidencing its security interest in said collateral, presently securing an indebtedness of approximately

$236,417.20, and that there is no equity in said collateral for general creditors in this Chapter 7 Estate.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED:

1. That the automatic stay provided for under 11 USC Section 362(a) of the Bankruptcy Code is hereby terminated as to the real property collateral hereinbefore described, and authority is hereby granted to foreclose upon the said real property collateral, and any and all proceeds, if any, over and above the indebtedness, interest, and costs, shall be remitted to the Trustee.

Enter this 25th day of January, 1993.

Keith M. Lundin
UNITED STATES BANKRUPTCY JUDGE

APPROVED FOR ENTRY:

James H. Kinnard
JAMES H. KINNARD, #2696 TN
Attorney for Resolution Trust Corporation
225 East Market Street, P.O. Box 67
Lebanon, Tennessee 37087
(615) 444-4350

Ted A. Burkhalter
TED A. BURKHALTER #10397
Attorney for Debtors
28 White Bridge Road, Suite 100
Nashville, Tennessee 37205
(615) 356-6755

Susan R. Limor
SUSAN R. LIMOR
Chapter 7 Trustee
611 Commerce Street, Suite 2902
Nashville, Tennessee 37203

INTERNAL ROUTING
___Chief Deputy Clerk
___Courtroom Deputy
___Calendar Clerk
___Conversion Clerk
___Financial Clerk
___Judgment Book
___Discharge Clerk
___Copy to be picked up at front counter by:
___Walk through _____

MAIL TO:
___All creditors and/or parties in interest
___Debtor(s)
___Attorney for debtor(s)
___Trustee
___Attorney for trustee
___Attorney for plaintiff/movant
___Attorney for defendant/respondent
___All parties listed on bottom of order
___All parties listed in exhibit of service
___As listed in order
___Debtor's employer
___U.S. Trustee

ALL MAILING TO BE DONE BY:
___attorney for debtor
___attorney for movant
___trustee/attorney for trustee
___Other _____

NOTE: send copy of [illegible]

JAN 26 1993

COPY

District Director of Internal Revenue
Attention of Chief, Special Procedures Staff
P. O. Box 1107, MPD 31
Nashville, TN 37202

BOOK 8965 PAGE 261

NOTICE OF NONJUDICIAL SALE
OF REAL PROPERTY

1. Name of person submitting notice:

James H. Kinnard, Attorney
for Resolution Trust Corporation/
Jacobson CF Partners Agent and Substitute Trustee
225 East Market Street
P. O. Box 667
Lebanon, Tennessee 37087
(615) 444-4350

2. A copy of Notice of Federal Tax Lien, Form 668, affffecting the property to be sold is appended to this Notice. (Serial No. 629207105)

(a) The internal revenue district is:

Nashville, Tennessee.

(b) The name of the taxpayer is:

Nicholas A. Rose, Jr. and Wife, Becky W. Rose

(c) The lien notice was filed:

1) On April 30, 1992 at 10:49 a.m.

2) In the Office of the Register of Deeds for Davidson County, Tennessee at Nashville, Book 8613, Page 826.

3, The real property description is:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of West Meade Park, Section two, of record in Book 2854, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 128 fronts 156.6 feet on the northerly side of Carnavon Parkway and extends back between lines, 337 feet on the easterly line and 346.2 feet on the westerly line, to a dead line in the rear, measuring 80 feet, thereon.

Being the same property conveyed to Nicholas A. Rose, Jr. and wife, Becky W. Rose, by deed from James A.

Marks and wife, Patrice G. Marks, of record in in Book 8085, Page 607, Register's Office for said County.

The Street address is:

140 Carnavon Parkway, Nashville, Tennessee 37205.

4. The property will not be reduced in value if kept for a minimum of twenty-five (25) days. Foreclosure scheduled for December 2, 1992 was interrupted by bankruptcy, now past.

5. The date, time and place of the sale is:

(a) May 24, 1993

(b) 10:30 a.m.

(c) Front door of the Metropolitan Courthouse, Public Square, Nashville, Davidson County, Tennessee.

(d) The sale will be to the last highest and best bidder for cash.

(e) The approximate amount of the principal obligations is $249,230.00.

(f) Estimated expenses of sale chargeable to sales proceeds are:

1)	Attorneys Title Examination to Dec. 2. Payable to James H. Kinnard	$ 150.00
2)	Publication costs - Nashville Register	640.00
3)	Substitute Trustee's Fee through Bankruptcy Proceeding (James H. Kinnard, Attorney)	1,956.00
4)	Updating Title to May 24, 1993	100.00
5)	Second Publication	640.00
6)	Substitute Trustee's Fee through May 24, 1993	1,000.00

TOTAL ESTIMATED FEES AND EXPENSES: $4,380.00

6. Please take notice of the foregoing and acknowledge receipt thereof.

Respectfully, BOOK 8965 PAGE 263

James H. Kinnard
Attorney (#2696 TN) for
Resolution Trust Corporation/
Jacobson CF Partners and
Substitute

Enclosures:
1) Title Opinion Letter
2) Notice of Foreclosure Sale
3) Form 668
4) Appraisal Report
5) Deed of Trust
6) Order of Abandonment

CERTIFICATE OF SERVICE

I hereby certify that the original and one (1) copy of the foregoing notice was sent by registered mail, return receipt requested to the District Director of Internal Revenue, Attention of Chief, Special Procedures Staff, P. O. Box 1107, MDP 31, Nashville, Tennessee 37202 on the 20th day of April, 1993.

James H. Kinnard