THIS INSTRUMENT PREPARED BY AND RETURN TO:
Randall J. Fishman, Attorney at Law
142 North Third Street, Third Floor
Memphis, Tennessee 38103
(901) 525-6278

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 15th day of August, 1986, and recorded in the Register's Office of Davidson County, Tennessee, at Book 6956, Page 764, Debora S. Shuttera, unmarried, conveyed to Edward Seddon, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, TERRY L. WHITE, unmarried, assumed the obligations of said Deed of Trust at Warranty Deed of record at Book 8722, Page 655, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Randall J. Fishman was appointed SUBSTITUTE TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, at Book 8931, Page 611, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust, and,

WHEREAS, in pursuance of said request the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 2nd day of June, 1993, at the Court House of Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale VICTORIA MORTGAGE CORP., being the highest, best and last bidder, became the purchaser of said property at and for the sum of $66,811.19, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned SUBSTITUTE TRUSTEE the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said VICTORIA MORTGAGE CORP. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Randall J. Fishman, as SUBSTITUTE TRUSTEE, does hereby grant, bargain, sell and convey unto the said VICTORIA MORTGAGE CORP., as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Lot No. 183-B, Zone Lot Division of all lots of Phase One, on the Plan of Cedar Bluff Subdivision, as shown on plat of record in Plat Book 6250, Pages 836-837, amending Plat Book 5200, Page 610, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

TO HAVE AND TO HOLD, the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said VICTORIA MORTGAGE CORP. as aforesaid, and unto its successors and assigns forever, to whom the said Randall J. Fishman, as SUBSTITUTE

TRUSTEE, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through, or under him, but not further nor otherwise.

Two Federal Tax Liens are recorded at Book 8060, Page 501 and Book 8638, Page 333, in the Register's Office of Davidson County, Tennessee, and the name of the taxpayers being Terry L. White and Rita D. White. This property is subject to the right of the Internal Revenue Service to redeem the land as provided for in 26 USC Section 7425(b).

IN TESTIMONY WHEREOF, Randall J. Fishman, SUBSTITUTE TRUSTEE, has hereunto set his hand this 2nd day of June, 1993.

Randall J. Fishman
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 2nd day of June, 1993, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall J. Fishman, SUBSTITUTE TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JUNE 27, 1995

Property Address: 508 Macfie Court, Madison, Tennessee 37115

Mail Tax Notices to: Victoria Mortgage Corp., 3737 Perrin Central, San Antonio, Texas 78217

Map-Par. No. 34-13-327, Field Book No. 11D 93969, Use: 011

File No. (RJF 930433)

STATE OF TENNESSEE)
COUNTY OF SHELBY)

4397 06/07 0101 03CHECK 276.16

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $66,811.19, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 2nd day of June, 1993.

Notary Public

My Commission Expires:

[illegible] June 27, 1995

P 475 351 114

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to IRS	
Street and No.	
P.O., State and ZIP Code	179
Postage	$ .87
Certified Fee	2.00
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$3.79
Postmark or Date 5/5/93	

PS Form 3800, June 1985 *U.S.G.P.O. 1988-224-565

May 5, 1993

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Internal Revenue Service
Attn: Special Procedures
Stop 31
P.O. Box 1107
Nashville, Tennessee 37202

RE: Victoria Mortgage Corp. vs.
WHITE, Terry L.
508 Macfie Court
Madison, Tennessee 37115
Loan No. 039515
BBWCF File No. 93-0173-F-0159

Dear Sir:

Enclosed is a copy of the Notice of Sale in regard to a foreclosure on real property as above referenced in Madison, Davidson County, Tennessee. This letter shall serve as Notice to you of the Sale pursuant to Section 7425(c) of the Internal Revenue Code.

1) The name and address of person submitting the notice.

Randall J. Fishman, Trustee, 142 North Third Street, Third Floor, Memphis, Tennessee 38102.

2) A copy of each notice of Federal Tax Lien, Form 668, affecting the property to be sold, or, as shown on each such notice:

A copy of Tax Liens recorded at Book 8060, Page 501 and Book 8638, Page 333, in the Register's Office of Davidson County, Tennessee, is attached for your reference.

3) A detailed description, including location, of the property affected by the notice. (For real property, give the street address, city and state, the legal description contained in the title or deed to the property; and if available, a copy of the abstract of title.)

508 Macfie Court, Madison, Tennessee 37115
A copy of the abstract is enclosed for your reference.

4) If applicable, the reasons the property is liable to become greatly reduced in value if kept a minimum of 25 days, or reasons it cannot be kept for that period of time without great expense.

N/A

5) The date, time, place and terms of the sale of the property.

The sale will be held on Wednesday, June 2, 1993 commencing at 3:30 P.M. A copy of the advertisement for sale is enclosed for your convenience.

6) The approximate amount of the principal obligation, including interest, due and the person selling the property, and a description of any expenses (such as legal expenses, selling costs, etc.) that will be chargeable against the sale proceeds.

Only an original of a notice of sale is required. If a duplicate and a written request acknowledgment are submitted with the original, the office of the District of Director will indicate the date and time received on the duplicate, and return it to sender.

Approximately $60,960.52 is owed to Victoria Mortgage Corp., with foreclosure expenses of approximately $1,500.00 for a total bid of approximately $62,460.52.

In the event you have any questions regarding this matter, please feel free to contact me. Otherwise, I remain,

Very truly yours,

Randall J. Fishman
RJF:dw
Enclosures

Form 668 (Y) (Rev. 7-69) | 220 Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

District: Nashville, TN | Serial Number: 429022919

For Optional Use by Recording Office

BOOK 8060 PAGE 501

'90 MAR 30 AM 11 38

RECEIVED - DAVIDSON COUNTY, TN

RECORDING REFERENCE

0928U

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: TERRY L & RITA D WHITE

Residence: 144 TWO MILE PIKE
GOODLETTSVILLE, TN 37072-1832

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).

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	12/31/88	[redacted]-0123	09/18/89	10/18/99	5309.32
					030 03/08 0101 03CHECK 6.00

Place of Filing:
Register of Deeds
Davidson County
Nashville, TN 37219

Total $ 5309.32

This notice was prepared and signed at Nashville, TN on this, the 05th day of March, 19 90

Signature: for John Dyess ACS

Title: (615) 736-7007
62-01-6000

(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. 408)

Form 668 (Y) (Rev. 7-69)

Part 1 - Kept By Recording Office

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

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	427209627	BOOK 8638 PAGE 333

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 TERRY L & RITA D WHITE

Residence 144 TWO MILE PIKE
GOODLETTSVILLE, TN 37072-1832

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).

JUN 1 10 57 AM '92
DAVIDSON COUNTY TN
REGISTER'S OFFICE
IDENTIF. TREFERENCE
1:4703

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	12/31/88	412-02-0125	05/11/92	06/10/02	2931.00
				6062	6/01 0101 03CHECK 6.00

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37219

Total $ 2931.00

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

the 22nd day of May, 19 92.

Signature
for John Avera

Title
(615) 736-5934
62-01-6000

(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. 400)

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

Part 1 - Kept By Recording Office

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]-0123
Date:
May 11, 1993

RANDALL J. FISHMAN
C/O RANDALL J. FISHMAN P.C.
142 NORTH THIRD STREET, THIRD FLOOR
MEMPHIS TN 38103

BOOK 8973 PAGE 364

Re: Notice of Sale
Taxpayer: WHITE, TERRY L.
Property Address 508 MACFIE COURT
MADISON, TN 37115

Dear Mr. Fishman:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated May 5, 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,

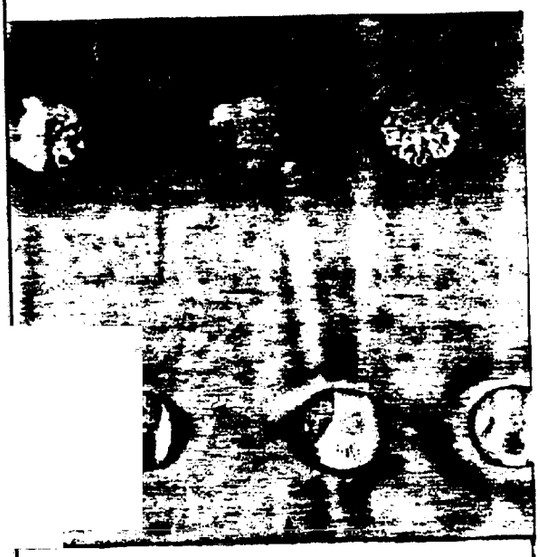
Chief, Advisory Section
Special Procedures Branch

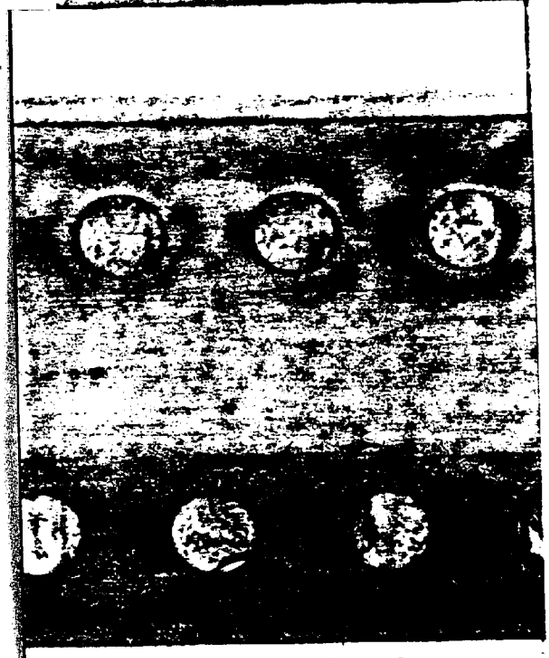
2.7.4 7.6

IDENTIFT REFERENCE

JUN 7 1 54 PM '93

ELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8973 PAGE 365

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 66811.19
CON TX 247.16
PRFEE 1.00
WDEED 28.00
TOTAL 276.16
CHECK 276.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 06/07/93 01:54:01 4397

2747.6

IDENTIFICATION REFERENCE

JUN 7 1 54 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659722