93-8088-FI (0005) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
39-124

NO MORTGAGE
New Owner - Send Tax Bills:
FIRST INVESTMENT COMPANY
P. O. BOX 749
COLUMBUS, OH 43216-0749

BOOK 8986 PAGE 339

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Eighth day of February, 1989, PATRICIA SPICER CARDEN, was named Trustee in a Deed of Trust of even date executed by ROBERT D. JOHNSON AND WIFE, LARRAINE JOHNSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $43,400.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7770, Page 918, 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 8917, Page 236, 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: May 13, 1993 / May 20, 1993 / May 27, 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 Friday, June 18, 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 FIRST INVESTMENT COMPANY, P. O. BOX 749, COLUMBUS, OH, submitted the highest and best bid in the amount of $ 50,024.67 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FIRST INVESTMENT COMPANY, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

TRACT I: Beginning in the Southerly margin of Old Hickory Boulevard at the most northerly northwest corner of the property conveyed to Paul E. Stewart and wife, by deed from Nellie Marie Taylor, recorded in Book 5078, page 320, in the Register's Office for said County, thence with the Westerly and Northerly lines of said Stewart's property, South 22 deg. 40 min. West 272.5 feet and North 73 deg. West 70 feet, more or less, respectively, thence North 19 deg. 30 min. East 15 feet; more or less, to the easterly terminus of the call ". . . South 71 1/2 deg. East 137 feet . . ." in the deed whereby 16.31 acres, more or less, hereinafter referred to as said 16.31 acre tract, was conveyed to Charles Roland Jones and wife, by deed from C. B. Jones and wife, recorded in Book 2153, at page 356 in said Register's Office; thence with an easterly line of said 16.31 acre tract, North 19 deg. 30 min. East 272 feet to the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard South 59 deg. East 86 feet to the point of beginning.

TRACT II: Beginning at the southwest corner of Tract I hereinbefore described; thence with a northerly line of said Stewart's property North 73 deg. West 110 feet, more or less, to an easterly line of that certan 16.42 acres, more or less, hereinafter referred to as said 16.42 acres tract, which was conveyed to E. B. Smith by deed from George J. Spain and wife, recorded in Book 3218, page 575, in said Register's Office; thence with said easterly line of said 16.42 acre tract North 2 deg. 30 min. East 15 feet, more or less, to a southerly line of said 16.31 acre trac; thence with said southerly line of said 16.31 acre tract South 73 deg. East, erroneously referred to in prior deeds as North 73 Deg. East 115 feet, more or less, to the westerly line of Tract I hereinbefore described, thence with the westerly line of Tract I hereinbefore described South 19 deg. 30 min. West 15 feet, more or less to the point of beginning

BEING the same property conveyed to Byron Dub Givens and wife, Beth Givens by deed from Robert D. Johnson and wife, L. Larraine Johnson of record in Book 8349, page 954, Register's Office for Davidson County, Tennessee.

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 FIRST INVESTMENT 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 Eighteenth day of June, 1993.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

9245 06/18 0101 03CHECK 206.00

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 Eighteenth day of June, 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 $ 50,024.67.

Affiant

Subscribed and sworn to before me, this Eighteenth day of June, 1993.

Notary Public

My Commission Expires: 1-22-95.

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

31854
IDENTIF. ◆ REFERENCE

93 JUN 18 PM 12:2
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAY 25 RECD

STATE OF TENNESSEE
DEPARTMENT OF EMPLOYMENT SECURITY
500 James Robertson Pkwy.
Nashville, Tennessee 37245-0100
(615) 741-3170

May 24, 1993

I. Dyke Tatum, Esq.
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

Given

BOOK 8986 PAGE 341

RE: Property of Robert Johnson d/b/a
Energy Design Unlimited
TDES Acct. # 338-978
TDES Lien # 0-1846
Notice of Foreclosure Sale - June 18, 1993

Dear Mr. Tatum:

Your letter of May 19, 1993, is acknowledged, along with the attendant Notice of Foreclosure, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $2,449.08.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Sincerely,

Michael Fort
Counsel to Commissioner

MF:EME

cc: Eugene Johns, Central Office

93-8088-FI (0035) TN22

BOOK 8986 PAGE 342

Law Offices

TATUM & JONES

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

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

I. Dyke Tatum
J. Phillip Jones

May 19, 1993

STATE OF TENNESSEE , DEPARTMENT OF EMPLOYMENT SECURITY
NASHVILLE, TN

RE: State Tax Lien
ID # [redacted] 338-978
BYRON GIVENS
6964 OLD HICKORY BLVD. WHITES CREEK, TN, 37189

Dear Sir:

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 June 18, 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 $42,459.93. The holder of the mortgage will at the sale bid in the property at approximate $ 45,419.94, plus costs and fees of approximately $ 850.00. Approximately $ 2,835.97 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

Received by: N. Fay Penny

Date Received: 5-20-93

Enclosures Received: _____

Enclosures

HAND DELIVERED
5/20/93
8:30 AM

93-8088-FI (0035) TN22

BOOK 8986 PAGE 343

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

May 19, 1993

STATE OF TENNESSEE, DEPARTMENT OF REVENUE
NASHVILLE, TN

RE: State Tax Lien
ID # ~~XXXXX~~ 90057005
BYRON GIVENS
6964 OLD HICKORY BLVD. WHITES CREEK, TN, 37189

Dear Sir:

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 June 18, 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:

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2. Copy of the Deed of Trust being foreclosed on
~~3. Copy of the Mortgage Title Policy~~
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Very truly yours,

I. DYKE TATUM

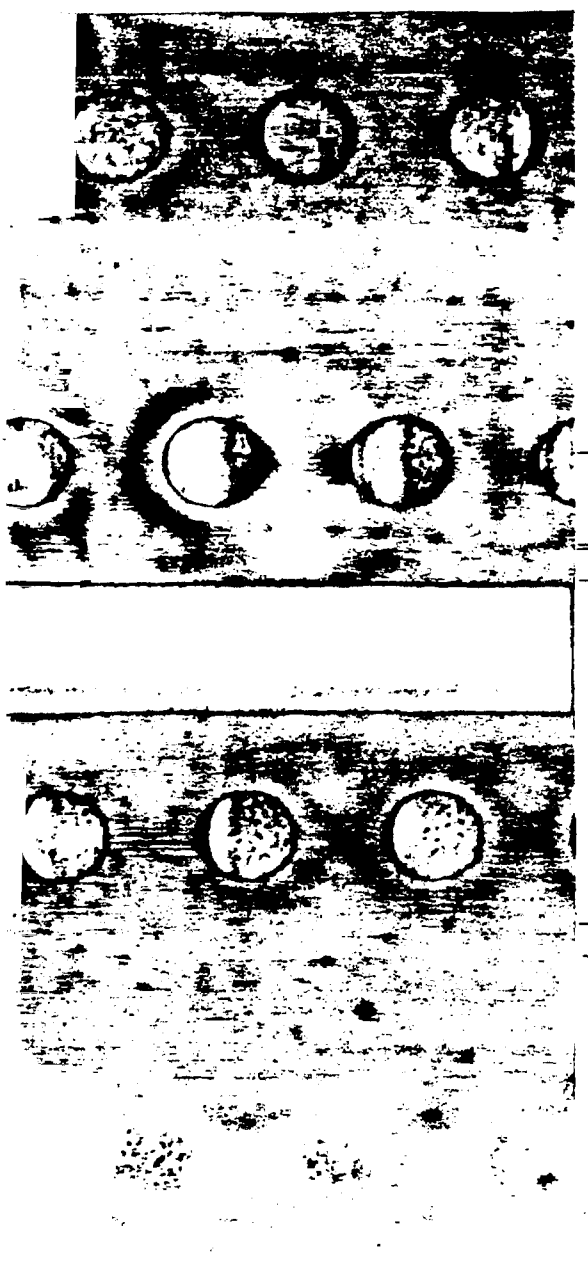
Enclosures

HAND DELIVERED
5/20/93
9:40 a.m.

Received by: Cinda Kith

Date Received: 5/20/93

Enclosures Received: _____



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

RECEIVED OF _____

FOR _____

BOOK 8986 PAGE 344

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 50024.67
CON TX 185.00
PRFEE 1.00
WDEED 20.00
TOTAL 206.00
CHECK 206.00

06/18/93 01 12:22 0001 9245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31854
IDENTIF. ✦ REFERENCE

93 JUN 18 PM 12:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664500