93-8094-CI (0009) TN17

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

NO MORTGAGE
New Owner - Send Tax Bills:
CITICORP MORTGAGE, INC.
P. O. BOX 790014 MS 314
ST. LOUIS, MS 63079-0014

Box 22

Map/Parcel
61-6 64

SUBSTITUTE TRUSTEE'S DEED BOOK 8986 PAGE 345

WHEREAS, on the Fifth day of May, 1989, D. GENE MERRILL & FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by HOWARD WAYNE DEASON, AN UNMARRIED PERSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $74,700.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7836, Page 447, and rerecorded on August 4, 1989 in Book 7907, Page 570, 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 *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 20, 1993 / May 27, 1993 / June 3, 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. Book 8945, Page 943

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 CITICORP MORTGAGE, INC., P. O. BOX 790014 MS 314, ST. LOUIS, MS, submitted the highest and best bid in the amount of $ 84,532.81 .

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

LAND IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 214 ON THE MAP OF MAPLEWOOD HEIGHTS SECOND SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 104, SAID REGISTERS OFFICE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JIM SNIDER AND TOMMY BUHLER BY DEED FROM HOWARD WAYNE DEASON, UNMARRIED OF RECORD IN BOOK 8681, PAGE 540, REGISTERS 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).

I, I. DYKE TATUM, Substitute Trustee, convey to CITICORP MORTGAGE, INC., 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.

93-8094-CI (0010) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this Eighteenth day of June, 1993.

I. DYKE TATUM
Substitute Trustee

9246 06/18 0101 03CHECK 329.65

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 Eighteenth day of June, 1993.

Notary Public

My Commission Expires: 7/23/94.

STATE OF Tennessee }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $84,532.81.

Affiant

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

Notary Public

My Commission Expires: 7/23/94.

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

31855
IDENTIF. ↑ REFERENCE

93 JUN 18 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT B

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8986 PAGE 347

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-2734
Date:
May 28, 1993

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: SNIDER,JIM/TOMMY BUTLER 413-33-9162
Property Address 4104 HUTSON AVENUE
NASHVILLE, TN 37216

Dear Mr. Tatum:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated May 19, 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 A

5-18-93

91 -CI (0022) TN21

BOOK 8986 PAGE 348

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

INTERNAL REVENUE SERVICE
SPECIAL PROCEDURES STAFF
P. O. BOX 1107
NASHVILLE, TN 37202

RE: Federal Tax Lien SERIAL NO.: 48237,629200063,60499,629145298,
ID # 278-38-2734 & 413-33-9162
JIM SNIDER AND TOMMY BUHLER
4104 HUTSON AVENUE, NASHVILLE, TN, 37216-1605

Dear SIR OR MADAM:

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 June 18, 1997 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 $73,398.73. The holder of the mortgage will at the sale bid in the property at approximate $83,205.36, plus costs and fees of approximately $1,000.00. Approximately $9,215.88* 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.

*Misc. expenses: Late charges, escrow shortgage $590.75

Very truly yours,

I. DYKE TATUM

Received by: D. Vaughn

Date Received: 05-20-93

Enclosures Received: _____

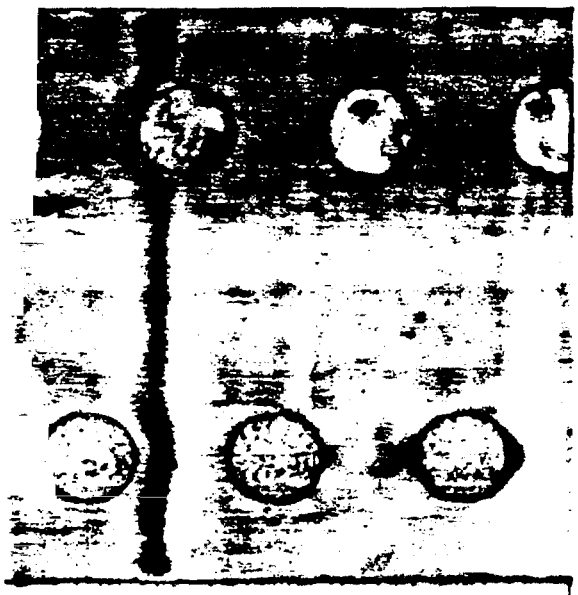
Enclosures

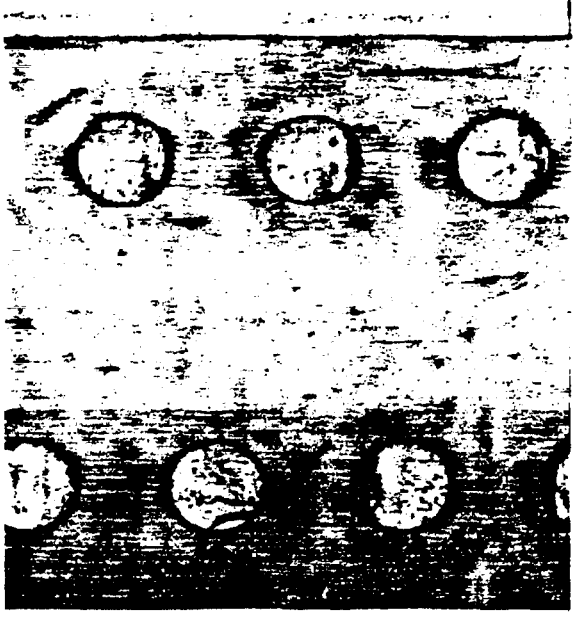
HAND DELIVERED

5/20/93

SPECIAL PROC. STAFF
'93 MAY 20 AM
INTERNAL REVENUE SERVICE

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





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

RECEIVED OF _____

FOR _____

BOOK 8986 PAGE 349

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	84532.81
CON TX	312.65
PRFEE	1.00
MDEED	16.00
TOTAL	329.65
CHECK	329.65

06/18/93 01 12:23 0001 9246

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31855
IDENTIF. ↑ REFERENCE

93 JUN 18 PM 12: 23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664501