3-8147-MI (0001) TN17

BOOK 8997 PAGE 275

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
117-11-E-8

NO MORTGAGE
New Owner - Send Tax Bills:
JAMES C. & BARBARA BETHSHARES
213 WARD CIRCLE
BRENTWOOD, TN 37027

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Ninth day of June, 1988, GLENN L. LAWRENCE, was named Trustee in a Deed of Trust of even date executed by ROBERT LOUIS MATHES, JR. AND WIFE, PATRICIA N. MATHES, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $50,000.00, principal and interest at 11.169% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7588, Page 350, 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 8715, Page 483, 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 27, 1993 / June 3, 1993 / June 10, 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 Tuesday, June 29, 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 JAMES C. BETHSHARES AND WIFE, BARBARA B. BETHSHARES, 213 WARD CIRCLE, BRENTWOOD, TN, submitted the highest and best bid in the amount of $ 75,000.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to JAMES C. BETHSHARES AND WIFE, BARBARA B. BETHSHARES, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 99-B, ON THE PLAN OF BENTLEY PARK CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 7076, PAGE 560, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND PLAN IN BOOK 6900, PAGE 153, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. MATHES, JR. AND WIFE, PATRICIA N. MATHES BY DEED FROM FAIRFAX DEVELOPMENT COMPANY OF RECORD IN BOOK 7576, PAGE 253, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY BEING SOLD SUBJECT TO FIRST MORTGAGE HELD BY SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF RECORD IN BOOK 7576, PAGE 256, 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).
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)

)3-8147-MI (0010) TN17

I, I. DYKE TATUM, Substitute Trustee, convey to JAMES C. BETHSHARES AND WIFE, BARBARA B. BETHSHARES, 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 Twenty-ninth day of June, 1993.

I. DYKE TATUM
Substitute Trustee

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 Twenty-ninth 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 $75,000.00.

Affiant

Subscribed and sworn to before me, this Twenty-ninth 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

IDENTIF. & REFERENCE

93 JUN 29 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3363 06/29 0101 03CHECK 302.5

93 MI (0016) TN22

EXHIBIT A

Law Offices

TATUM & JONES

BOOK 8997 PAGE 277

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 30, 1993

TENNESSEE DEPARTMENT OF REVENUE
TAX ENFORCEMENT DIVISION
NASHVILLE, TN 37242-0002

RE: State Tax Lien
ID # .89159003
ROBERT LOUIS MATHES, JR. AND WIFE, PATRICIA N. MATHES
3510 STOKESMONT ROAD, UNIT 99-B, NASHVILLE, TN, 37215

Dear Sir or Madam:

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 29, 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 $51,851.65. The holder of the mortgage will at the sale bid in the property at approximate $ 58,847.73, plus costs and fees of approximately $1,000.00. Approximately $ 6,881.40 * 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.

*accumulated late charges $114.68
Our client is foreclosing their second mortgage. As indiated on the ad, they are foreclosing subject to the first mortgage which was in the original principal amount of $130,000.00. There is a possibility that our client will elect to bid in the first mortgage also.

Very truly yours,

I. DYKE TATUM

Enclosures

HAND DELIVERED

Received by: Cindy Keith

Date Received: 6/3/93

Enclosures Received: _____

6/3/93 8:30 A.M.

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

EXHIBIT B

-8147-MI (0014) TN21

BOOK 8997 PAGE 278

Law Offices

TATUM & JONES

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

I. Dyke Tatum
J. Phillip Jones

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

May 30, 1993

RECEIVED
INTERNAL REVENUE SERVICE
1993 JUN -3 PM 12:28
SPECIAL PROCEDURES

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

RE: Federal Tax Lien SERIAL NO.: 629034258 & 629042021
ID [redacted]6-7777
ROBERT LOUIS MATHES, JR. AND WIFE, PATRICIA N. MATHES
3510 STOKESMONT ROAD, UNIT 99-B, NASHVILLE, TN, 37215

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 29, 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 $51,851.65. The holder of the mortgage will at the sale bid in the property at approximate $ 58,847.73, plus costs and fees of approximately $ 1,000.00. Approximately $ 6,881.40 * 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.

*late charges $114.68
Our client is foreclosing their second mortgage. As indicated on the ad, they are foreclosing subject to the first mortgage *in the original principal amount of $130,000.00. There is a possibility that our client will elect to bid in the first mortgage also.
*which was

Very truly yours,

I. DYKE TATUM

Received by: Judy Fowler

Date Received: 6/3/93

Enclosures Received: ✓

Enclosures

HAND DELIVERED
6/3/93 JP

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

EXHIBIT C

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]-7777
Date:
June 8, 1993

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: ROBERT MATHES JR
Property Address: 3510 STOKESMONT ROAD, UNIT 99-B
NASHVILLE, TN 37215

Dear Mr. Tatum:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated May 30, 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

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

EXHIBIT D

JUN 25 RECD

BOOK 8997 PAGE 280

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

June 22 1993

Mr. I. Dyke Tatum
Tatum and Jones
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

RE: Foreclosure Sale of Property Owned by
Robert Mathes
Account Number: 2-621043789-000-8

Dear Mr. Tatum:

This is in reference to your letter dated May 30, 1993 concerning a foreclosure sale of property owned by Robert Mathes.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of sale, the indebtedness indicated in your letter, and any other superior liens, the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of July 20, 1993 is $582,392.11.

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

Sincerely,

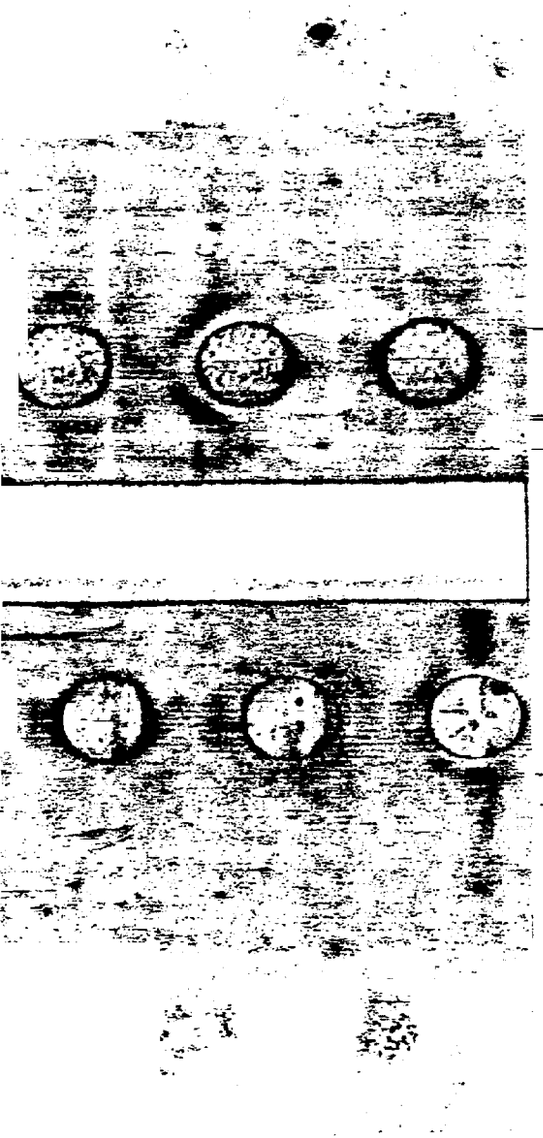
John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:mab

cc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region

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



RECEIVED OF _____

FOR _____

BOOK 8997 PAGE 281

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 24.00
				TOTAL 302.50
				CHECK 302.50
06/29/93	01			13:51 0001 3363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35641
IDENTIF. ← REFERENCE

93 JUN 29 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668556