Tennessee
(0-8-72/1202 0952)

Jimmy Knight
MMCE #125476
Conventional

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 21, 1985, and recorded in Book 6524, Page 773 in the Register's Office of Davidson County, Tennessee, Jimmy E. Knight and wife, Jean Knight, conveyed to George Mudter, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 8980, Page 511 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, 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 sale was appointed to be held on August 4, 1993, at the main south door of the Courthouse of Davidson County, 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 Mellon Mortgage Company, a corporation whose address is 1775 Sherman Street, Suite 2300, Denver, Colorado 80203, being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty-One Thousand Seven Hundred Eighty-Seven and 84/100 Dollars; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Mellon Mortgage Company of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned; Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Mellon Mortgage Company, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

BEING the northerly 45 feet on the southerly 210 feet of the westerly 200 feet of Lot No. 6 on the Map of E.A. Lindsley Subdivision on Dickerson Road, of record in Book 547, Page 144, said Register's Office, and more particularly described as follows:

SAID part of Lot No. 6 fronts 45 feet on the westerly side of Hillside Drive and extends back between parallel lines 200 feet to a fence line measuring 45 feet thereon.

Jimmy E. Knight and Jean Knight obtained title to the above referenced real estate by Deed of record in Book 6524, Page 770, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been given to the State of Tennessee and this sale is made subject to the redemption rights.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Mellon Mortgage Company, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	500.00
Credit on Note	31,044.94
	$31,787.84

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on August 4, 1993 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 4, 1993 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

My Commission Expires March 28, 1995

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3042 Hillside Road,
Nashville, Tennessee 37202

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Mellon Mortgage Company
1775 Sherman Street
Suite 2300
Denver, CO 80203-4395

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

Mortgagee: None Mail

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 31,787.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 1993

Notary Public My Commission Expires March 28 1995

MY COMMISSION EXPIRES

LAW OFFICES OF
ARNOLD M WEISS
208 ADAMS AVENUE
MEMPHIS TENN 38103 1991

ARNOLD M WEISS
VIRGINIA CRAVEN

TELEPHONE (901) 526 8296
TELECOPIER (901) 526 3061

July 2, 1993

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
Commissioner of Revenue
State of Tennessee
P. O. Box 3287, Uptown Station
Nashville, Tennessee 37219

BOOK 9036 PAGE 236

ATTN: Director, Tax Enforcement

Re: Section 67-6035 Notice of Sale
Jimmy Knight
3042 Hillside Road
Nashville, TN 37202
MMCE #219092-4
Conventional

Gentlemen:

We represent Mellon Mortgage Company, the holder of a Promissory Note executed by Jimmy E. Knight and wife, Jean Knight, dated March 21, 1985 in the original amount of $31,350.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 6524, Page 773, Register's Office of Davidson County, Tennessee. The note is in default and the principal balance and interest due on the indebtedness have been accelerated in accordance with the terms and conditions of the instruments and the foreclosure sale has been scheduled for Wednesday, August 4, 1993.

It is our understanding that the State of Tennessee Department of Revenue has filed a Notice of State Tax Lien against the property, therefore, in accordance with T.C.A 67-1-1433, we are submitting the following:

1. This notice is submitted by Arnold M. Weiss, attorney, 208 Adams Avenue, Memphis, Tennessee, 38103, on behalf of Mellon Mortgage Company.

2. A copy of the lien filed by the State of Tennessee of record in Book 8538, Page 724, Register's Office of Davidson County, Tennessee, is attached.

48218
IDENTIF. & REFERENCE

93 AUG -4 AM 10: 19
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

LAW OFFICES OF
ARNOLD M WEISS
208 ADAMS AVENUE
MEMPHIS TENN 38103 1991

ARNOLD M WEISS
M VIRGINIA CRAVEN

TELEPHONE (901) 526 8296
TELECOPIER (901) 526 3061

3. The street address of the property affected by this notice is 3042 Hillside Road, Nashville, Davidson County, Tennessee, said property being more particularly described as:

BEING the northerly 45 feet on the southerly 210 feet of the westerly 200 feet of Lot No. 6 on the Map of E.A. Lindsley Subdivision on Dickerson Road, of record in Book 547, Page 144, said Register's Office, and more particularly described as follows:

SAID part of Lot No. 6 fronts 45 feet on the westerly side of Hillside Drive and extends back between parallel lines 200 feet to a fence line measuring 45 feet thereon.

4. The real property herein described will be sold at public auction for cash on Wednesday, August 4, 1993 commencing at 10:00 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee. A copy of the advertisement of the Substitute Trustee's Sale is also enclosed.

5. The approximate amount of the principal indebtedness is $29,299.67 as of July 2 with accrued interest at the rate of $9.375 per annum from October 1992 plus the expenses and attorney's fees and trustee's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $958.00.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise immediately if there is any deficiency in this notice.

Yours very truly,

ARNOLD M. WEISS

AMW:sk
Enclosure

BOOK 9036 PAGE 238

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

July 22, 1993

Mr. Arnold M. Weiss
Attorney at law
208 Adams Avenue
Memphis, Tennessee 38103-1991

RE: Foreclosure Sale of Property Owned by
Jim Knight
Account Number: 1-418821073-001-1

Dear Mr. Weiss:

This is in reference to your letter dated July 2, 1993 concerning a foreclosure sale of property owned by Jim Knight.

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 August 20, 1993 is $16,232.00.

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,

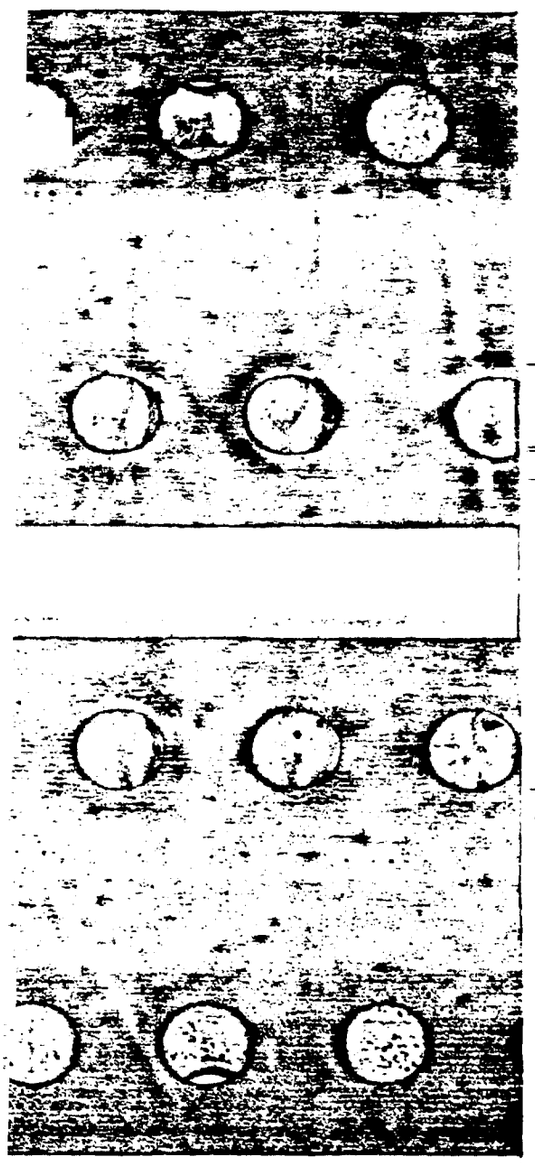
John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:mab

cc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Office

5651 08/04 0101 CHECK 136.81



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

RECEIVED OF _____

FOR _____

BOOK 9036 PAGE 239

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 31727.84
				CON TX 115.81
				PRFEE 1.00
				WDEED 20.00
				TOTAL 136.81
				CHECK 136.81
			08/04/93 01	10:19 0001 5651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48218
IDENTIF. # REFERENCE

93 AUG -4 AM 10:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 682040