93-8279-AM (0014) 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:
AMSOUTH MORTGAGE COMPANY
P.O. BOX 847
BIRMINGHAM, AL 35201

Map/Parcel
173-1 246

Box 22

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-second day of May, 1984, MICHAEL L. PADALINO, was named Trustee in a Deed of Trust of even date executed by DELWOOD O. HIRSCH AND WIFE, TINE' M. HIRSCH, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $34,980.00, principal and interest at 13.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6302, Page 461, 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 8640, Page 670, 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: July 29, 1993 / August 5, 1993 / August 12, 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, August 24, 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 AMSOUTH MORTGAGE COMPANY, P.O. BOX 847, BIRMINGHAM, AL, submitted the highest and best bid in the amount of $ 38,241.73 .

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

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

BEING LOT NUMBER 45-B, ZONE LOT DIVISION, LOTS NOS. 45 AND 46, MONTE CARLO, SECTION 4, OF RECORD IN PLAT BOOK 5200, PAGE 780, AMENDING PLAT BOOK 5800, PAGE 242, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOE A. HOWELL AND WIFE, VICKI J. HOWELL BY DEED FROM FIRST REALTY GROUP, INC. OF RECORD IN BOOK 6848, PAGE 449, REGISTERS 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 AMSOUTH MORTGAGE 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.

55219

IDENTIF. PROPERTY

93 AUG 24 AM 11:15

DAVIDSON COUNTY, TN

93-8279-AM (0015) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this Twenty-fourth day of August, 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-fourth day of August, 1993.

Mary Lee Holbrook
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 $ 38,241.73.

Affiant

Subscribed and sworn to before me, this Twenty-fourth day of August, 1993.

Mary Lee Holbrook
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

93-[illegible]79-AM (0028) TN22

EXHIBIT A

7/24/93

Law Offices

TATUM & JONES BOOK 9056 PAGE 143

I. Dyke Tatum
J. Phillip Jones

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

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

July 25, 1993

STATE OF TENNESSEE
DEPARTMENT OF EMPLOYMENT SECURITY
NASHVILLE, TN 37245-3545

RE: State Tax Lien Account Number 342-174
ID # 1-1356
JOE A. & VICKI J. HOWELL
302 CEDARCREEK DRIVE, ANTIOCH, TN, 37013

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 August 24, 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 $33,612.03. The holder of the mortgage will at the sale bid in the property at approximate $ 38,096.56, plus costs and fees of approximately $1,000.00. Approximately $ 4,332.33* 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.

3248 08/24 0101 03CHECK 158.34

*Misc. Expenses $152.20 (accumulated late charges escrow advances)

Very truly yours,

I. DYKE TATUM

Received by: Peggy A. Coleman

Date Received: 7-29-93

Enclosures Received:

Enclosures

HAND DELIVERED

7/29/93 8:30 a.m.

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EXHIBIT B

AUG 04 pm

BOOK 9056 PAGE 144

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

August 3, 1993

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

RE: Property of Joe A. & Vickie J. Howell
d/b/a Howell's Body Shop
TDES Acct. # 342-174
TDES Lien # 1-1356
Notice of Foreclosure Sale - August 24, 1993

Dear Mr. Tatum:

Your letter of July 25, 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 $31.50.

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,

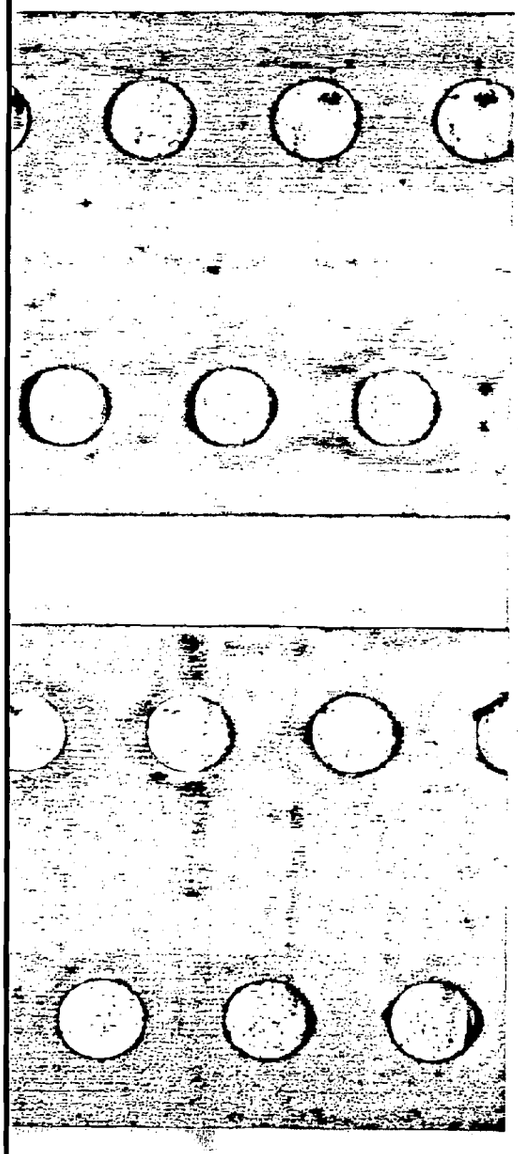
Michael Fort
Counsel to Commissioner

MF:EME

cc: Eugene Johns, Central Office

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

RECEIVED OF _____

FOR _____

BOOK 9056 PAGE 145

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	38241.73
CON TX	141.34
PRFEE	1.00
WDEED	16.00
TOTAL	158.34
CHECK	158.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3248

55219
IDENTIF. ↑ REFERENCE

93 AUG 24 AM 11:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 689566

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