93-8316-CH (0009) TN17

BOOK 9088 PAGE 67 22

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
108-12-246

NO MORTGAGE
New Owner - Send Tax Bills:
CHEMICAL MORTGAGE COMPANY
200 OLD WILSON BRIDGE ROAD
WORTHINGTON, OH 43085-8500

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Thirtieth day of September, 1989, DANIEL W. SMALL, was named Trustee in a Deed of Trust of even date executed by ROBERT A. DEGENNARO AND WIFE, JANET L. DEGENNARO, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $94,940.00, principal and interest at 9.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7963, Page 648, 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 9030, Page 240, 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: August 12, 1993 / August 19, 1993 / August 26, 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 Wednesday, September 22, 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 CHEMICAL MORTGAGE COMPANY, 200 OLD WILSON BRIDGE ROAD, WORTHINGTON, OH, submitted the highest and best bid in the amount of $ 79,293.09 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to CHEMICAL 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 in Davidson County, Tennessee, being Lot 89, Trailwood, Section 5, of record in Book 6900, pages 477, 478, and 479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description.

BEING the same property conveyed to Robert A. DeGennaro and wife, Janet L. DeGennaro by deed from AKA Engineering and Construction Corporation of record in Book 7963, page 645, Register's 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)

I, I. DYKE TATUM, Substitute Trustee, convey to CHEMICAL 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.

93-8316-CH (0010) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this Twenty-second day of September, 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-second day of September, 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 $ 79,293.00.

Affiant

Subscribed and sworn to before me, this Twenty-second day of September, 1993.

Notary Public

My Commission Expires: 1-22-95.

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

8112 09/22 0101 03CHECK 314.41

65459
IDENTIFICATION
93 SEP 22 P112:15
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 9088 PAGE 69

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-7202
Date:
September 1, 1993

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: DEGENNARO, ROBERT A & JANET L.
Property Address 1504 TRAILWOOD CT.
NASHVILLE, TN

Dear Mr. Tatum:

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

BOOK 9088 PAGE 70

93-8316-CH (0013) TN21

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

August 23, 1993

INTERNAL REVENUE SERVICE
NASHVILLE, TN

RE: Federal Tax Lien SERIAL NO.: 629039895 & 629157171
ID # [redacted]-7202
ROBERT A. DEGENNARO AND WIFE, JANET L. DEGENNARO
1504 TRAILWOOD CT. NASHVILLE, TN

Dear Sir:

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 September 22, 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 $93,126.11. The holder of the mortgage will at the sale bid in the property at approximate $ 104,195.50, plus costs and fees of approximately $ 1,000. Approximately $ 10,247.75 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: [signature]

Date Received: 8-25-93

Enclosures Received: _____

Enclosures

HAND DELIVERED

8/25/93 [illegible]

93-8316-CH (0014) TN22

BOOK 9088 PAGE 71

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

August 23, 1993

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
NASHVILLE, TN

RE: State Tax Lien Acct. No. 1-163407202-001-5
ID # ~~8XXX~~ 89229028 & 90127011
ROBERT A. DEGENNARO AND WIFE, JANET L. DEGENNARO
1504 TRAILWOOD CT. NASHVILLE, TN

Dear TAX ENFORCEMENT DIVISION

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 September 22, 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 $93,126.11. The holder of the mortgage will at the sale bid in the property at approximate $104,195.50, plus costs and fees of approximately $1,000. Approximately $10,247.75 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,

J. DYKE TATUM

Received by: Angie Keith

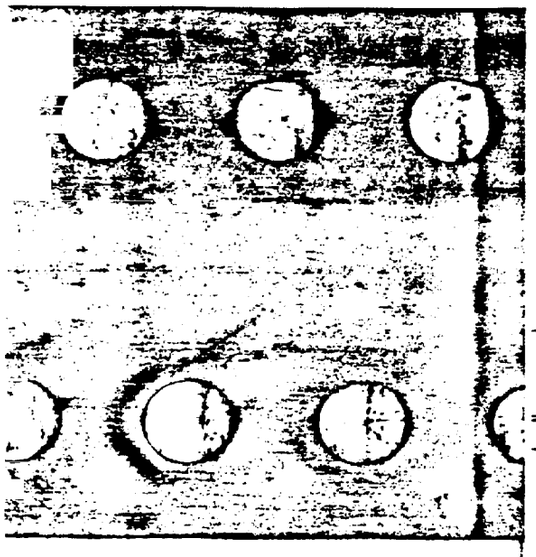
Date Received: 8/24/93

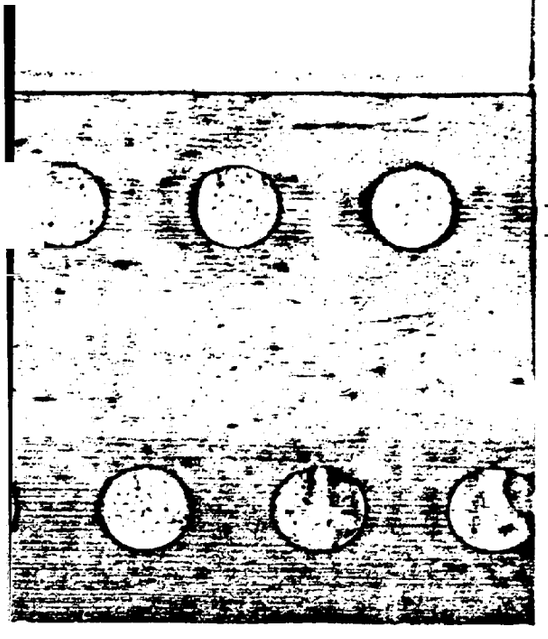
Enclosures Received: _____

Enclosures

HAND DELIVERED

8/24/93
3:50 p.m.





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

RECEIVED OF _____

FOR _____ BOOK 9088 PAGE 72

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	79293.00
CON TX	293.41
PRFEE	1.00
WDEED	20.00
TOTAL	314.41
CHECK	314.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

09/22/93 01 12:16 0001 8112

65459
IDENTIF. & REFERENCE

93 SEP 22 PM 12: 15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 700508