This Instrument Prepared By:
Richard K. Smith
Parker, Lawrence, Cantrell & Dean
200 Fourth Avenue, North
5th Floor, Noel Place
Nashville, Tennessee 37219

Owner: First Security
Bank of Tennessee
Send Tax Bills To:
616 Marriott Drive
Nashville, Tennessee 37214
Map&Parcel: 161-9-82

TRUSTEE'S DEED

WHEREAS, George E. Dyce and wife, Nancy R. Dyce and son, Michael E. Dyce and wife, Tammi M. Dyce, by Deed of Trust, dated March 17, 1989, of record in Book 7799, page 962, of the Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, to secure payment of a Promissory Note as more fully described in said Deed of Trust, payable to First Security Bank of Tennessee as successor to Security Federal Savings and Loan Association of Nashville, pursuant to Notice of Merger filed January 7, 1993, of record in Book 8835, page 555, Register's Office of Davidson County, Tennessee; and

WHEREAS, Hugh J. Bradley has been appointed Substitute Trustee by the owner and holder of said Note by instrument of record in Book 9041, page 3, of the Register's Office for said county; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust and the lawful owner called on Hugh J. Bradley, Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Substitute Trustee did, therefore, pursuant to the authority vested in him as Substitute Trustee, and pursuant to the terms and provisions of said Deed of Trust advertise the property by publishing a Notice of Sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on September 2, September 9 and September 16, 1993 at the courthouse in Davidson County, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances, and rights pertaining thereto which may effect the property.

Pursuant to said Notice of Sale, the Substitute Trustee, at the time and place affixed therein, offered the property for sale to the highest bidder for cash and sold said property to First Security Bank of Tennessee, for the sum of Fifty-Five Thousand and no/100 ($55000.00), this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its note and its permissible expenses and fees incurred as of the date of sale, the Substitute Trustee has this date bargained and sold and does hereby sell, transfer and convey unto First Security Bank of Tennessee, its successors and assigns, the following described real property in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 34A on the Plan of Zone Lot Division, Lot 34, Brentwood Meadows, Section Two, as shown on Plat of record in Plat Book 5200, page 782, amended by Book 6250, page 653, amended by Book 6901, page 468, Register's Office of Davidson County, Tennessee.
>
> According to said Plat Lot No. 34A fronts 24 feet on the west end of Hickory Meadows Court, and extends back 212 feet on the north line and 188.1 feet on the south line to a dead line in the rear, measuring 75.1 feet thereon.

Being the same property conveyed to George E. Dyce and wife, Nancy R. Dyce, by deed from Robin Ferrari Starr and husband, Alex J. Starr, Jr., of record in Book 7799, page 959, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate, together will all improvements thereon, upon the said First Security Bank of Tennessee, its successors and assigns, in fee simple, forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all being put in previous writing.

The State of Tennessee claims a lien against the Property pursuant to T.C.A. Section 67-1-1403 as set forth in the Notice of State Tax Lien of record in Book 8855, page 6, Register's Office for Davidson County, Tennessee. The notice required by T.C.A. Section 67-1-1433(b)(1), has been timely given in order for the Property not to be subject to such lien or claim of lien. A copy of the notice provided to the State of Tennessee and the response, if any, is attached hereto as Exhibit A. The Property is subject to the right of the State of Tennessee to redeem the Property as more fully set forth in T.C.A. Section 67-1-1433(c)(1).

And the Substitute Trustee does hereby transfer, assign and set over to the said First Security Bank of Tennessee, its successors and assigns all the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do as Substitute Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 30th day of September, 1993.

Substitute Trustee

Hugh J. Bradley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the above state and county, the above-signed Hugh J. Bradley, with whom I am personally acquainted, or who identified himself to my satisfaction, who acknowledged himself to be the Substitute Trustee, and who acknowledged that as such Substitute Trustee, he was authorized to sign the foregoing document and duly being sworn he did so sign by affixing his name hereto.

Witness my hand and seal this 30th day of September, 1993.

NOTARY PUBLIC

My Commission Expires:

3-23-96

AFFIDAVIT BOOK 9093 PAGE 489

The actual consideration or value of this transfer whichever is greater is $ 55000.00 .

Richard J. Morris, V.P.
AFFIANT

Sworn to and subscribed before me this 30th day of September, 1993.

L. Scott Wardle
NOTARY PUBLIC

My Commission Expires:
3-23-96

EXHIBIT "A"

[illegible]
Successor Trustee
616 Marriott Drive
Post Office Box 305171
Nashville, Tennessee 37230-5171
(615) 889-2255

August 30, 1993

Mr. Wilbur Hooks
Tennessee Department of Revenue
Tax Enforcement Division
Nashville, Tennessee 37242-0002

RE: Notice of Non-Judicial Foreclosure

Mr. Hooks:

I have been appointed Successor Trustee by First Security Bank of Tennessee as successor to Security Federal Savings and Loan Association of Nashville which holds a Promissory Note executed by George E. Dyce and wife, Nancy R. Dyce and son, Michael E. Dyce and wife, Tammi M. Dyce dated March 17, 1989, in the original principal amount of Fifty Eight Thousand Four Hundred and No/100 Dollars ($58,400.00). Said Note is secured by A Deed of Trust dated March 17, 1989, and recorded in Book 7799, page 962, Register's Office of Davidson County, Tennessee. The Note is in default and demand has not been honored. The holder of the Note and Deed of Trust, therefore, has declared the Note to be in default so that full payment of the Note is now required and has demanded that the property covered by the Deed of Trust, and hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

It is my understand the the Tennessee Department of Revenue, Tax Enforcement Division has a notice of state tax lien against the property. Therefore, this notice is being submitted to you pursuant to the Tennessee Code Annotated, as follows:

1. This notice is being submitted by Hugh J. Bradley, Successor Trustee, 616 Marriott Drive, P.O. Box 305171, Nashville, Tennessee 37230-5171, on behalf of First Security Bank of Tennessee.

2. The Tax Enforcement Division of the Tennessee Department of Revenue has filed a Notice of State Tax Lien ("Tax Lien Notice") against Dyce Concessions Company, Inc. and George E. Dyce. The address of said taxpayer as shown on the Tax Lien Notice is 783 Old Hickory Boulevard, Suite 312, Brentwood, Tennessee 37027. The account number shown on the Tax Lien Notice is 2-621402759-001-0. A copy of the Tax Lien Notice is attached for your convenience.

3. The street address of the property affected by this notice is 5610 Hickory Meadows Court, Brentwood, Tennessee 37027, said property being more particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

(EXHIBIT "A" cont.)

Being Lot No. 34A, on the Plan of Zone Lot Division, Lot 34, Section Two, Brentwood Meadows, as shown on the Plat of record in Plat Book 5200, page 782, amended by Book 6250, page 653, amended by Book 6901, page 468, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

According to said plat Lot No. 34A fronts 24 feet on the west end of Hickory Meadows Court, and extends back 212 feet on the North line and 188.1 feet on the South line to a dead line in the rear, measuring 75.1 feet, thereon.

Being the same property conveyed to George E. Dyce and wife, Nancy R. Dyce by deed from Robin Ferrari Starr, and husband, Alex J. Starr, Jr. of record in Book 7799, page 959, Register's Office for Davidson County, Tennessee.

4. The real property herein described will be sold at a Trustee's sale for cash on September 30, 1993 at 11:00 O'clock, A.M., Central Daylight Time at the front door of the Davidson County Courthouse in Nashville, Tennessee. Enclosed herewith is a copy of the notice of Foreclosure.

5. The superior liens to the State Tax Lien are as follows: First Security Bank of Tennessee Deed of Trust of record in Book 7799, page 962, R.O.D.C.; and Alex J. Starr, Jr. and wife, Robin Ferrari Starr, Deed of Trust of record in Book 7799, page 969, R.O.D.C.

6. The approximate amount of the principal indebtedness on the Note is $59,254.00; interest due is 4,411.00/ late charges are $44.62; advertising charges are $349.00; appraisal fee is $300.00; with a release fee of $4.00; document preparation cost $85.00; and recording cost $8.00. These are as of September 29, 1993 and are approximate amounts not to be construed as an exact payoff amount.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. 67-1-1401 et. seq., which notice must be given to the Secretary of the Department of Revenue for the state of Tennessee or his delegate. Please advise me immediately of any deficiency in this notice.

Very Truly Yours,

Hugh J. Bradley

HUGH J. BRADLEY
SUCCESSOR TRUSTEE Enclosures

HJB/ezb

(EXHIBIT "A" cont.)

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

September 17, 1993

Mr. Hugh J. Bradley
Successor Trustee
Post Office Box 305171
Nashville, TN 37230-5171

RE: FORECLOSURE SALE OF PROPERTY OWNED BY
George E. Dyce
Account Numbers: 2-621402759-000-2

Dear Mr. Bradley:

This is in reference to your letter dated August 30, 1993 concerning a foreclosure sale of property owned by George E. Dyce.

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 October 20, 1993 is $15,572.61.

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.

68740
IDENTIF. & REFERENCE

93 SEP 30 AM 11:21
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

Sincerely,

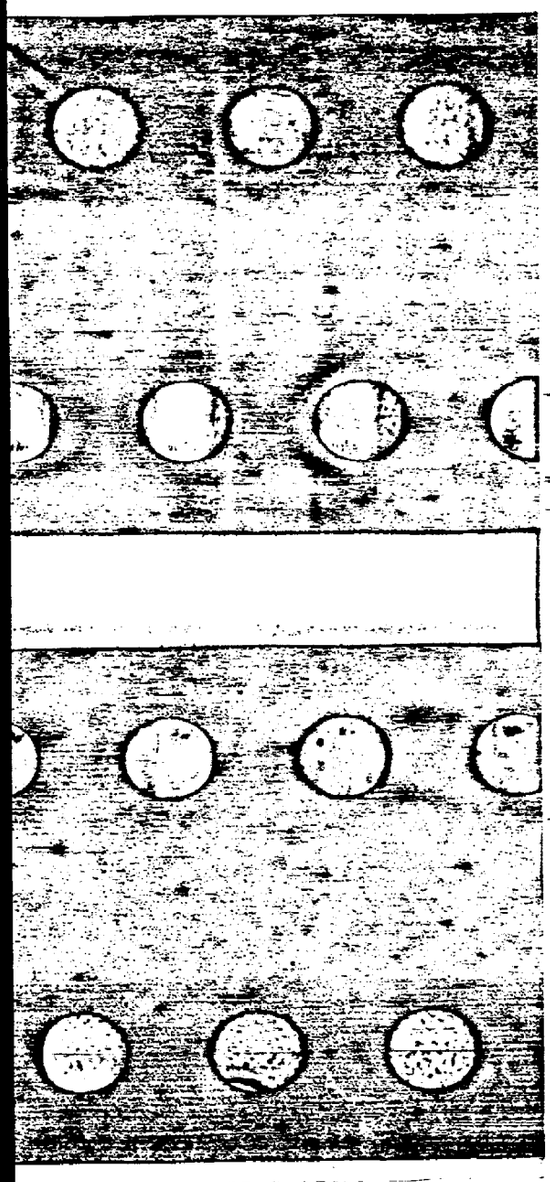
John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:mab

cc: Bob Tyree, Revenue Enforcement Officer, Nashville Region

1658 09/30 0101 CHECK 228.50



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

RECEIVED OF _____

FOR _____

BOOK 9098 PAGE 493

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	~~55000.00~~
			CON TX	203.50
			PRFEE	1.00
			WDEED	24.00
			TOTAL	228.50
			CHECK	228.50
09/30/93	01	11:23	0001	1658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68740
IDENTIF. & REFERENCE

93 SEP 30 AM 11:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 704016