22

93-8458-CH (0014) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
52-8-191

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

BOOK 9170 PAGE 522

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Second day of December, 1988, D. GENE MERRILL AND FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by MICHAEL W. GOODWIN AND WIFE, HEIDI J. GOODWIN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $61,500.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7720, Page 518, 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* 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: November 4, 1993 / November 11, 1993 / November 18, 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.

* Book 9134, page 237

PURSUANT to said advertisement on Wednesday, December 1, 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 $ 65,539.82 .

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 the City of Madison, County of Davidson, and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Meadow Bend, Section Four, as of record in Book 6250, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to William G. Walrath, Jr. and wife, Lora Lee Walrath by deed from Michael W. Goodwin and wife, Heidi J. Goodwin of record in Book 8094, page 763, 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).

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.

93-8458-CH (0015) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this First day of December, 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 First day of December, 1993.

Pamela A. McGowan
Notary Public

My Commission Expires: 9-27-97.

PAMELA A. McGOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $65,539.82.

Affiant

Subscribed and sworn to before me, this First day of December, 1993.

Pamela A. McGowan
Notary Public

My Commission Expires: 9-27-97.

PAMELA A. McGOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

93-8458-CH (0035) TN21

EXHIBIT "A"

BOOK 9170 PAGE 524

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

November 1, 1993

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

RECEIVED
INTERNAL REVENUE SERVICE
'93 NOV -4 PM 12:47
SPECIAL PROCEDURES STAFF

RE: Federal Tax Lien SERIAL NO.: 629022901 and 629155413
ID # [redacted]-0756 and [redacted]-6591
WILLIAM & LORA WALRATH
1129 SIOUX TERRACE, MADISON, TN, 37115

Dear HAROLD G. OVERTON

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 December 1, 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 $59,913.50. The holder of the mortgage will at the sale bid in the property at approximate $ 65,810.90, plus costs and fees of approximately $ 1,000.00. Approximately $ 4,805.56 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

91615
IDENTIF. ↑ REFERENCE
93 DEC -1 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Enclosures

HAND DELIVERED

11/4/93 JAP

Received by: Tammie Mangrum

Date Received: 11-4-93

Enclosures Received:

Internal Revenue Service

District Director

EXHIBIT "B"

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

NOV 09 RECD

BOOK 9170 PAGE 525

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-6591
Date:
November 8, 1993

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: WALRATH, WILLIAM G & LORA
Property Address 1129 SIOUX TERRACE
MADISON, TN 37115

Dear Mr. Tatum:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated November 1, 1993 was filed on time and contains all of the required information.

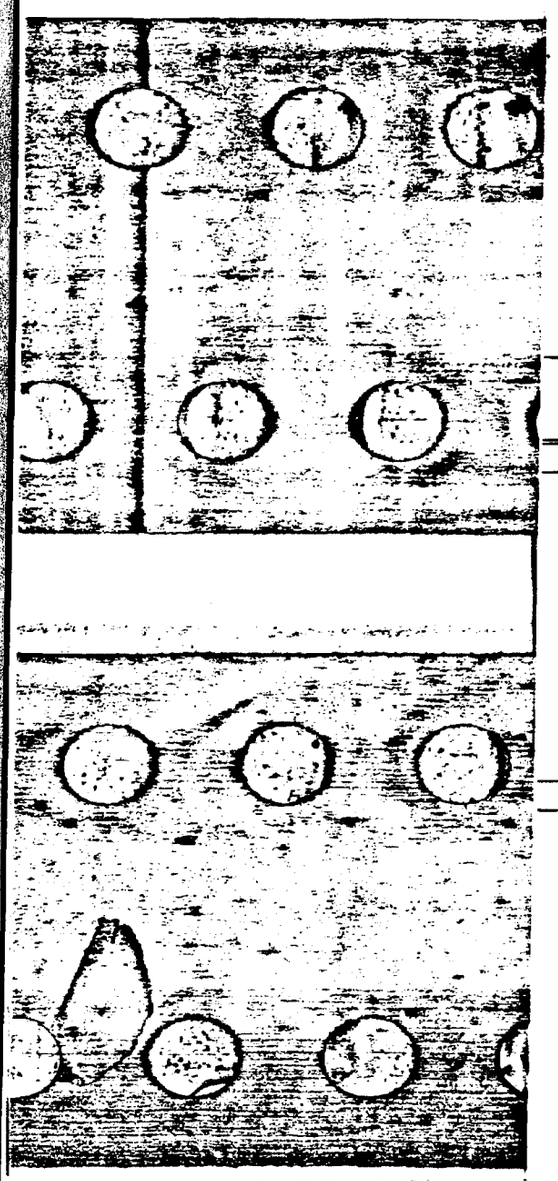
If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

8419 12/01 0101 03CHECK 259.50



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

RECEIVED OF _____

FOR _____

BOOK 9170 PAGE 526

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 65539-82
				CON TX 242-50
				PRFEE 1-00
				WDEED 16-00
				TOTAL 259-50
				CHECK 259-50
12/01/93	01			13:50 0001 8419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91615
IDENTIF. # REFERENCE

93 DEC -1 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 728502