93-8648-SO (0004) TN17

BOOK 9244 PAGE 932

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
42-7-A-116

NO MORTGAGE
New Owner - Send Tax Bills:
SOUTHTRUST MORTGAGE CORPORATIN
P. O. BOX 532060
BIRMINGHAM, AL 35253-2060

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-second day of April, 1987, STEVEN G. WATERS, was named Trustee in a Deed of Trust of even date executed by MATTHEW COSTELLO AND WIFE, SHARON COSTELLO, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $77,331.00, principal and interest at 9.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7214, Page 613, 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 9197, Page 930, 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: January 13, 1994 / January 20, 1994 / January 27, 1994, 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, February 8, 1994, 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 SOUTHTRUST MORTGAGE CORPORATION, P. O. BOX 532060, BIRMINGHAM, AL, submitted the highest and best bid in the amount of $79,550.01.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to SOUTHTRUST MORTGAGE CORPORATION, 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 Madison, County of Davidson, and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 453 on the Plan of Heritage Square, Phase 4, of record in Plat Book 6250, page 178, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bobby Woodard and wife, Donna Woodard by deed from Daniel B. Bristol and wife, Lee Ann Bristol of record in Book 8727, page 960, Register's 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 SOUTHTRUST MORTGAGE CORPORATION, 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.

93-8648-SO (0005) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this Eighth day of February, 1994.

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 Eighth day of February, 1994.

Pamela A. McGowan
Notary Public

My Commission Expires: 9-27-97.

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

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 79,550.01.

Affiant

Subscribed and sworn to before me, this Eighth day of February, 1994.

Pamela A. McGowan
Notary Public

My Commission Expires: 9-27-97.

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

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

16146
IDENTIF. & REFERENCE

94 FEB -8 AM 11:26
FELIA A. ... REGISTER
DAVIDSON COUNTY, TN.

3815 02/08 0101 03CHECK 311.52

To JPJ 1-7-94

-8648-SO (0017) TN22

EXHIBIT "A"

BOOK 9244 PAGE 934

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

January 9, 1994

TENNESSEE DEPARTMENT OF REVENUE - TAX ENFORCEMENT DIVISION
NASHVILLE, TN 37242-0002

RE: State Tax Lien
ID # 93267007 Account Number 1-415889778-001-7
BOBBY WOODARD AND WIFE, DONNA WOODARD
1504 TRADITION COURT, MADISON, TN, 37115

Dear Sir:

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 February 8, 1994 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 $73,485.87. The holder of the mortgage will at the sale bid in the property at approximate $ 78,574.28, plus costs and fees of approximately $ 1,000.00. Approximately $ 4,886.81 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

Enclosures

HAND DELIVERED

Received by: Angela Keith

Date Received: 1/11/94

Enclosures Received: _____

1/11/94
10:40 a.m.
JPJ

EXHIBIT "B"

RECD

BOOK 9244 PAGE 935

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

January 27, 1994

Mr. I. Dyke Tatum
Tatum & Jones
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

RE: FORECLOSURE SALE OF PROPERTY OWNED BY
Donna Woodard
Account Number: 1-415889778-001-7

Dear Mr. Tatum:

This is in reference to your letter dated January 9, 1994 concerning a foreclosure sale of property owned by Donna Woodard.

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 February 20, 1994 is $1,292.00.

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
Revenue Enforcement Division

William E. Hooks
Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

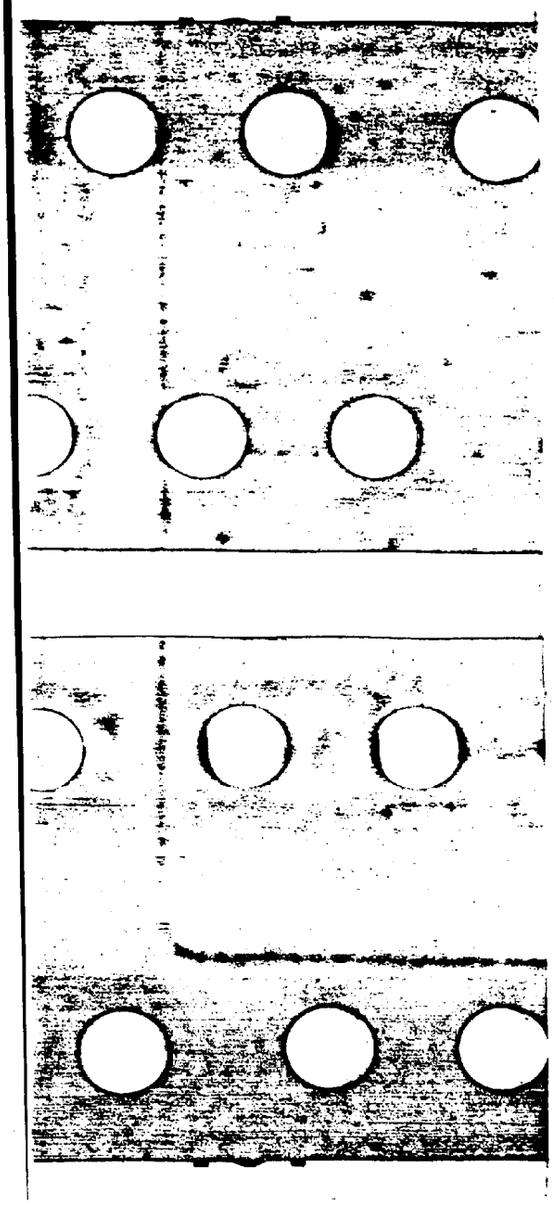
JSP:WEH:mab

cc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region
Joe Cuccia, Revenue Enforcement Supervisor, Nashville Region

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9244 PAGE 936

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 79550.01
CON TX 294.52
PRFEE 1.00
WDEED 16.00
TOTAL 311.52
CHECK 311.52

02/08/94 01 11:32 0001 3815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16146
IDENTIFICATION REFERENCE

94 FEB -8 AM 11:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 754571