94-8749-CO (0004) TN17

22

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
32-13-112

NO MORTGAGE
New Owner - Send Tax Bills:
COLLATERAL MORTGAGE, LTD.
P. O. BOX 830180
BIRMINGHAM, AL 35283-0180

BOOK 9294 PAGE 869

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Eleventh day of November, 1988, CHARLES W. WALL, was named Trustee in a Deed of Trust of even date executed by CAROLYN H. BINKLEY, UNMARRIED & PATRICK R. BINKLEY UNMARRIED, & SANDRA L. BINKLEY, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $76,552.00, principal and interest at 10.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7704, Page 149, and rerecorded on February 15, 1994 in Book 9249, Page 857, 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 9233, Page 282, 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: March 3, 1994 / March 10, 1994 / March 17, 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 Wednesday, March 30, 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 COLLATERAL MORTGAGE, LTD., P. O. BOX 830180, BIRMINGHAM, AL, submitted the highest and best bid in the amount of $ 81,810.05 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to COLLATERAL MORTGAGE, LTD., 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 No. 89 on the Plan of Timbertrail, Section 5, of record in Book 6200, page 712, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description, together with the following items of property which are located in and installed as a part of the improvements on said land: Range/oven; garbage disposal; dishwasher; fan/hood; carpet.

BEING the same property conveyed to Carolyn H. Binkley unmarried and Sandra L. Binkley, unmarried, by deed of record in Book 7704, page 146, 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 COLLATERAL MORTGAGE, LTD., 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.

Witness my hand and official seal at NASHVILLE, Tennessee, this Thirtieth day of March, 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 Thirtieth day of March, 1994.

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 $81,810.05.

Affiant

Subscribed and sworn to before me, this Thirtieth day of March, 1994.

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

7826 03/30 0101 03CHECK 319.66

33319

IDENTIFICATION REFERENCE

94 MAR 30 PM 1:38

REGISTER
DAVIDSON CO. TN.

MAR 1 8 RECD

BOOK 9294 PAGE 871

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

March 15, 1994

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

Re: Foreclosure Sale of Property Owned by
Carolyn H. Binkley and Patrick R. Binkley

Dear Mr Tatum:

This is in response to your letter dated February 28, 1994 concerning a foreclosure sale of property owned by Carolyn H. Binkley and Patrick R. Binkley.

Your letter does not comply with the provisions of T.C.A. 67-1-1401 et. seq., however, the Tennessee Department of Revenue does not have any liens filed against Carolyn H. Binkley or Patrick R. Binkley. The lien was released on October 8, 1993. The release is in Book 9109 on Page 711.

I trust that this has answered your letter, but if not, please let me know.

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:mab

94-8749-CO (0009) TN22

*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*

BOOK 9294 PAGE 872

February 28, 1994

STATE OF TENNESSEE, DEPARTMENT OF REVENUE
NASHVILLE, TN

RE: State Tax Lien Acct. No. 1-414540789-001-8
ID # 8XXXX 92255009
CAROLYN H. BINKLEY, UNMARRIED & PATRICK R. BINKLEY UNMARRIED
4417 FALLING LEAF LANE NASHVILLE, TN, 37207

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 March 30, 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 $74,254.27. The holder of the mortgage will at the sale bid in the property at approximate $ 80,750.86 , plus costs and fees of approximately $ 1,000.00 . Approximately $ 6,229.11 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: _____

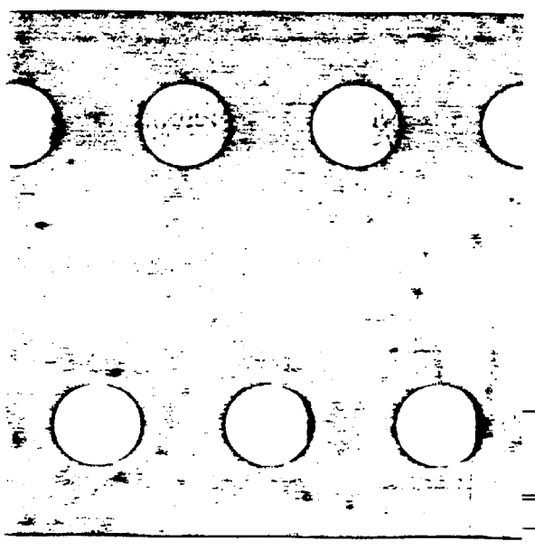
Date Received: 3/3/94

Enclosures Received: _____

Enclosures

HAND DELIVERED

3/3/94
10:00 a.m.



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

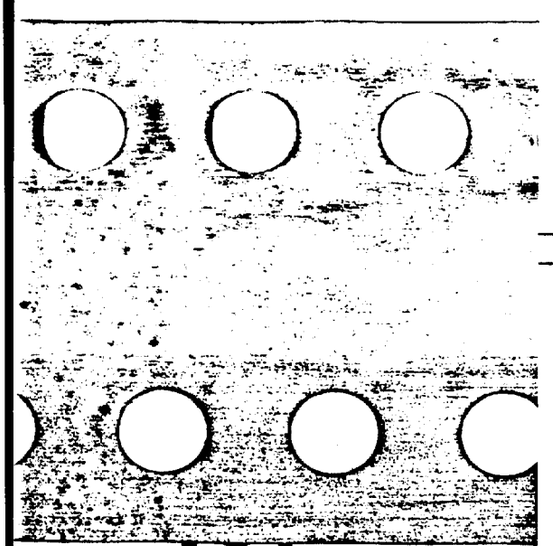
RECEIVED OF _____

FOR _____

BOOK 9294 PAGE 873

| | | |
|---|---|---|
| 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 81810.05
CON TX 302.66
PRFEE 1.00
WDEED 16.00
TOTAL 319.66
CHECK 319.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/94 01 13:39 0001 7826

33319
IDENTIF. & REFERENCE

94 MAR 30 PM 1:38
REGISTER
DAVIDSON COUNTY, TN.

No. 773112