BOOK 9222 PAGE 648

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
P.O. Box 305171
Nashville, TN 37230
Map-Parcel No:64-16A-101

RE-RECORD

TRUSTEE'S DEED

BOOK 9389 PAGE 449

WHEREAS, Dallas P. Allison, Jr. and wife, Gloria L. Allison, by Deed of Trust, dated July 28, 1986, of record in Book 6931, page 815, 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 in interest to Security Federal Savings and Loan Association of Nashville, pursuant to a Notice of Merger filed for record 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 Successor Trustee by the owner and holder of said Note by instrument of record in Book 9196, page 22, 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, Successor Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Successor Trustee did, therefore, pursuant to the authority vested in him as Successor 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 December 23 and December 30, 1993 and January 6, 1994, 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 Successor 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 Thirty-One Thousand and no/100 ($31000.00) 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 Successor 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 Unit No. 101 on the Plat of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, page 362, Register's Office for said county, to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.

0522 01/18/94 03:48PM CHECK 127.70

MAIL ENV.

94 JAN 18 PM 12:10

IDENTIF. & REFERENCE

08475

Being the same property conveyed to Dallas P. Allison, Jr., by deed from Security Federal Savings and Loan Association of Nashville of record in Book 6931, page 812, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto 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.

RE-RECORD BOOK 9389 PAGE 450

The United States claims a lien against the Property pursuant to 28 U.S.C. Section 6321 as set forth in that Notice of Federal Tax Lien of record in Book 9026, page 983, Register's Office for Davidson County, Tennessee. The notice required by 28 U.S.C. Section 7425(b) has been timely given in order for the Property not to be subject to such lien of claim of lien. A copy of the notice provided to the United States and the response, if any, is attached hereto as Exhibit A. The Property is subject to the right of the United States to redeem the Property as more fully set forth in 28 U.S.C. Section 7425 (d)(1).

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 8874, page 483, 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 B. 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 Successor 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 Successor Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 18th day of January, 1994.

Successor 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 Successor Trustee, and who acknowledged that as such Successor 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 18th day of January, 1994.

NOTARY PUBLIC

My Commission Expires:

3-23-96

RE-RECORD BOOK 9389 PAGE 451 BOOK 9222 PAGE 650

AFFIDAVIT

The actual consideration or value of this transfer whichever is greater is $ 31,000.00.

Dean Ward
AFFIANT

Sworn to and subscribed before me this 19th day of January, 1994.

S. Scott Wood
NOTARY PUBLIC

My Commission Expires:

3.23.96

HUGH J. BRADLEY
SUCCESSOR TRUSTEE
616 MARRIOTT DRIVE
POST OFFICE BOX 305171
NASHVILLE, TENNESSEE 37230-5171
(615) 889-2255

EXHIBIT A

RE-RECORD
BOOK 9389 PAGE 452

December 20, 1993

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
801 Broadway
Nashville, Tennessee 37203
ATTN: Chief, Special Procedures Staff

RE: Section 7425, Notice of Sale

Gentlemen:

I have been appointed Successor Trustee by First Security Bank of Tennessee, formerly Security Federal Savings and Loan Association of Nashville, which is the holder of certain indebtedness executed by Dallas P. Allison and wife, Gloria L. Allison, dated July 28, 1986, in the original principal sum of $48,188.00. That indebtedness is secured by a Deed of Trust dated July 28, 1986, of record in Book 6931, page 815, Register's Office for Davidson County, Tennessee. The indebtedness is in default, and demand for payment of the amount of default has been made. The demand has not been honored, and thus, the holder of the note has accelerated the remaining unpaid principal balance due thereunder, and requested that the property secured by the Deed of Trust, as hereinafter described, be advertised and sold in satisfaction of the indebtedness and the costs of foreclosure.

A review of the records of the Register's Office for Davidson County, Tennessee indicated that the Internal Revenue Service has filed one (1) Notice of Federal Tax Lien under Internal Revenue Laws against the property. Therefore, this notice is being sent to you, pursuant to Section 7425 of the Internal Revenue Code of 1954, as amended as follows:

1. This notice is 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.

EXHIBIT A

RE-RECORD
BOOK 9389 PAGE 453

2. The Nashville District Office of the Internal Revenue Service has filed One (1) Notice of Federal Tax Lien (the "Tax Lien Notice") against Dallas P. Allison, Jr., in the total sum of $5,055.44, as more particularly described as follows:

Serial No.	Date of Notice	Notice of Record
629308112	July 20, 1993	9026/983

Said notice has been filed in the Register's Office for Davidson County, Tennessee. A copy of the Tax Lien Notice is enclosed herewith for your convenience.

3. The street address of the property affected by this Notice is Unit 101, 101 General Jackson Lane, Hermitage, Tennessee 37076, said property being more particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

> Being Unit No. 101 on the Plat of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, page 362, Register's Office for said county, to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.
>
> Being the same proeprty conveyed to Dallas P. Allison Jr., and wife, Gloria L. Allison by deed from Security Federal Savings and Loan Association of Nashville of record in Book 6931, page 812, Register's Office for Davidson County, Tennessee.

4. The real property herein described will be sold at public auction for cash, or credit on the indebtedness if the lawful owner and holder of the indebtedness is the successful purchaser, at the Front (Main) Door of the Courthouse in Nashville, Davidson County, Tennessee, at 11:00 O'clock A.M., on January 18, 1994. Enclosed herewith is a copy of the Successor Trustee's Sale that will be published in the Nashville Record on December 23, 30, 1993 and January 6, 1994.

5. The approximate amount of the principal, interest, late charges, and escrow sums due is $46,045.12 as of December 20, 1993, plus expenses, trustee's fees, and attorneys' fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $2,350.00. Please note that these are approximate figures and in no way construe and exact payoff amount.

EXHIBIT A

District Director
Internal Revenue Service
December 20, 1993
Page Three

RE-RECORD
BOOK 9389 PAGE 454

6. The property herein described is also subject to an encumbrance evidenced by a State Tax Lien of record in Book 8874, page 483, Register's Office for Davidson County, Tennessee.

Please accept this letter as the twenty-five (25) day notice required by SEction 7425 of the Internal Revenue Code of 1954, as amended, which notice must be given to the Secretary of the Treasury or a delegate. Please advise me immediately of any deficiency in this Notice, or of the intentions of the Internal Revenue Service with regard thereto.

Very Truly Yours,

Hugh J. Bradley
Successor Trustee

Enclosures
HJB/ezb

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

EXHIBIT A

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-1340
Date:
December 30, 1993

HUGH J. BRADLEY

616 MARRIOTT DRIVE, P O BOX 305171
NASHVILLE TN 37230

RE-RECORD

BOOK 9389 PAGE 455

Re: Notice of Sale
Taxpayer: ALLISON, DALLAS F.
Property Address: UNIT 101, 101 GENERAL JACKSON LANE
HERMITAGE, TN 37076

Dear Mr. Bradley:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated December 20, 1993 was filed on time and contains all of the required information.

If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, 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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING ON
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

EXHIBIT A

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-1340
Date:
January 7, 1994

HUGH J. BRADLEY

616 MARRIOTT DRIVE, P O BOX 305171
NASHVILLE TN 37230

RE-RECORD
BOOK 9389 PAGE 456

Re: Notice of Sale
Taxpayer: ALLISON, DALLAS P.
Property: UNIT 101, 101 GENERAL JACKSON LANE
HERMITAGE, TN 37076

Dear Mr. Bradley:

The foreclosure sale for the taxpayer named above, according to the notice, was scheduled to take place on 01/18/94. Please answer the questions listed below regarding that sale.

1. Did the sale occur? Yes, January 18, 1994.

2. If the sale did take place, please provide the name and address of the purchaser. First Security Bank of Tennessee
616 Marriott Drive PO Box 305171
Nashville, Tennessee 37230-5171

3. What was the dollar amount of the sale?
$31,000.00

4. Please provide an itemized list of the sale expenses?

5. If the sale did not take place, please give a detailed reason why it did not.

Also, please provide the name and telephone number of a person we may contact should we have further questions.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

HUGH J. BRADLEY
SUCCESSOR TRUSTEE
616 MARRIOTT DRIVE
POST OFFICE BOX 305171
NASHVILLE, TENNESSEE 37230-5171
(615) 889-2255

EXHIBIT B

RE-RECORD

BOOK 9389 PAGE 457

December 20, 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 Dallas P. Allison, Jr. dated July 28, 1986, in the original principal amount of Forty Eight Thousand One Hundred Eighty-Eight and No/100 ($48,188.00). Said Note is secured by A Deed of Trust dated July 28, 1986, and recorded in Book 6931, page 815, 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 understanding that 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 Teleprinter Service Company, Inc. & Teleprinter Service Co. Inc. & Dallas P. Allison, Jr. The address of said taxpayer as shown on the Tax Lien Notice is Suite 132, 220 Great Circle Road, Nashville, Tennessee 37228. The account number shown on the Tax Lien Notice is 2-620995847-001-5. A copy of the Tax Lien Notice is attached for your convenience.

3. The street address of the property affected by this notice is 101 General Jackson Lane, Unit 101, Hermitage, Tennessee 37076, said property being more particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

EXHIBIT B

Mr. Wilbur Hooks
Tennessee Department of Revenue
December 20, 1993
Page Two

RE-RECORD

BOOK 9389 PAGE 458

Being Unit No. 101 on the Plat of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, page 362, Register's Office for said county, to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.

Being the same property conveyed to Dallas p. Allison and wife, Gloria L. Allison by deed from Security Federal Savings and Loan Association of Nashville of record in Book 6931, page 812, Register's Office for Davidson County, Tennessee.

4. The real property herein described will be sold at a Trustee's sale for cash on January 18, 1994 at 11:00 O'clock A.M., Central 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 6931, page 815, R.O.D.C.

6. The approximate amount of the principal indebtedness on the Note is $44,038.45; interest due is 1,951.20/ late charges are $55.47; 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 December 20, 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
SUCCESSOR TRUSTEE

Enclosures
HJB/ezb

EXHIBIT B

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

January 11, 1994

RE-RECORD
BOOK 9389 PAGE 459

Mr. Hugh J. Bradley
616 Marriott Drive
Post Office Box 305171
Nashville, Tennessee 37230-5171

RE: FORECLOSURE SALE OF PROPERTY OWNED BY
Dallas P. Allison, Jr.
Account Number: 2-620995847-000-7

Dear Mr. Bradley:

This is in reference to your letter dated December 20, 1993 concerning a foreclosure sale of property owned by Dallas P. Allison

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 $53,465.94.

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
Tax Enforcement Division

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

EXHIBIT B

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

RE-RECORD

February 23, 1994

BOOK 9389 PAGE 460

Ms. LaRue Fielding Myers
First Security Bank
Post Office Box 305171
Nashville, Tennessee 37230-5171

RE: Foreclosure Sale of Property Owned by
Dallas P. Allison, Jr.
Account Number: 2-620995847-000-7

Dear Ms. Myers:

This is in reply to your letter dated January 25, 1994 indicating that the real property owned by the above referenced taxpayer was sold at public auction on January 18, 1994 for $31,000.00 which is less than the amount owed the mortgagees and the cost of the foreclosure. After reviewing the data furnished by you, we are releasing the State's tax lien on the property sold.

We trust this has answered your letter, but if not, please let us know.

Sincerely,

John S. Peeler, Director
Revenue Enforcement Division

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

65164
IDENTIFICATION
RE-RECORD
94 JUN 27 PM 2:04
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0506/27 01[illegible]3CHECK 48.00