Exx 3? JPS

This Instrument Prepared By:
William R. O'Bryan, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Ms. Audrey Watson
6105 Melbourne Drive
Nashville, TN 37215

BOOK 9466 PAGE 762

Map and Parcel
158-03-039

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated May 13, 1988, to William P. Jones, Trustee, executed by Lee Roy Watson and wife, Gloria J. Watson, as same appears of record in Book 7547, page 923, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed William P. Jones as Trustee under said Deed of Trust and has nominated and appointed William R. O'Bryan, Jr. as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 9312, page 995, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said William R. O'Bryan, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on April 21, 1994, and subsequent insertions appearing on April 28, 1994, and May 5, 1994, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on May 16, 1994, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, Jean P. Shearer, pursuant to the provisions of T.C.A. Section 35-5-124, as agent for William R. O'Bryan, Jr., Substitute Trustee, offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to AUDREY WATSON at and for the sum of Sixty Five Thousand and No/100 ($65,000.00) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by AUDREY WATSON, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, William R. O'Bryan, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said AUDREY WATSON, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 495 on the Plan of Hillsboro Park, Section 8, as of record in Book 2663, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lee Roy Watson and wife, Gloria J. Watson by deed of record in Book 6455, page 615, Register's Office for Davidson County, Tennessee.

This is improved property known as 6105 Melbourne Drive, Nashville, Tennessee.

Said sale shall be subject to (1) a first mortgage Deed of Trust of record in Book 6455, page 618, Register's Office for Davidson County, Tennessee, (2) a second mortgage Deed of Trust of record in Book 7376, page 992, Register's Office for Davidson County, Tennessee, (3) all unpaid taxes, subdivision restrictions and building lines, easements for public utilities and other easements and matters of record.

Said sale shall also be subject to the right of redemption by the Internal Revenue Service, pursuant to the provisions of 26 U.S.C. Section 7425(d)(1), by virtue of four federal tax liens against Lee and Gloria Watson, of record in Book 7759, page 969, Book 8258, page 106, Book 8555, page 812,** Register's Office for Davidson County, Tennessee. Proper notice has been timely given to Internal Revenue Service as required in 26 U.S.C. Section 7425(b) (See attached Exhibit A). **and Book 9140, page 478,

Said sale shall also be subject to the right of redemption by the State of Tennessee, pursuant to the provisions of T.C.A. Section 67-1-1433(c)(1), by virtue of three Notices of State Liens against Lee Watson and Gloria J. Watson of record in Book 8054, page 935, Book 8077, page 565, Book 8080, page 726, Register's Office for Davidson County, Tennessee. Proper notice has been timely given to the State of Tennessee as required under T.C.A. Section 67-1-1433(b)(1) (See attached Exhibit B).

TO HAVE AND TO HOLD, the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto AUDREY WATSON, its successors and assigns, in fee simple forever. The said William R. O'Bryan, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, William R. O'Bryan, Jr., as Substitute Trustee, has executed this instrument on the 16th day of May, 1994.

WILLIAM R. O'BRYAN, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. O'Bryan, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of May, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9-16-95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $259,000.00.

Affiant

Sworn to and subscribed before me,
this 16th day of May, 1994.

Notary Public

My commission expires: 9-16-95

BOOK 9406 PAGE 765

ROBERT W. STURDIVANT
(1914-1988)
EDWARD C. BLANK, II
(1937-1988)
CHARLES C. TRABUE, JR.
WARD DEWITT, JR.
HUGH C. HOWSER
ALFRED E. ABBEY
THOMAS H. PEEBLES III
RUSSELL H. HIPPE, JR.
THOMAS C. BINKLEY
CHARLES C. TRABUE III
ROBERT L. JONES
JACK F. KING, JR.
GAYLE I. MALONE, JR.
GEORGE E. MUDTER, JR.
HUGH C. HOWSER, JR.
LAWRENCE C. MAXWELL
WILLIAM R. O'BRYAN, JR.
DAN H. ELROD
N. HOUSTON PARKS
P. MICHAEL RICHARDSON
ELLEN HOBBS LYLE*
CHRISTOPHER M. WAS
*ALSO ADMITTED TO PRACTICE IN TEXAS

LAW OFFICES
TRABUE, STURDIVANT & DeWITT
25TH FLOOR, NASHVILLE CITY CENTER
511 UNION STREET
NASHVILLE, TENNESSEE 37219-1738
TELECOPIER (615) 256-8197
(615) 244-9270

COLUMBIA OFFICE
100 WEST SIXTH STREET
P.O. BOX 1004
COLUMBIA, TENNESSEE 38402
(615) 388-7032

C. ERIC STEVENS
DONALD P. PAUL
ROBERT B. LITTLETON
GERALD G. PATTERSON
MARY THOMSON LEMENSE
EDWARD K. LANCASTER
C. DALE ALLEN
JAMES HUMBER PORTER
ROBERT M. HOLLAND, JR.
JEFFREY ZAGER
RICHARD A. JOHNSON*
ANITA L. WHISNANT
MARY ELLEN MORRIS
W. NEAL McBRAYER
ALEXANDER S. FUQUA
JAMES C. STANLEY II
KATHRYN J. LADD
G. BRIAN JACKSON
DWAYNE W. BARRETT

WILLIAM H. WOODS
OF COUNSEL
*ALSO LICENSED IN FLORIDA

April 18, 1994

RECEIVED
INTERNAL REVENUE SERVICE
1994 APR 18 PM 2:44
SPECIAL PROCEDURES

Via Hand Delivery

District Director
Internal Revenue Service
ATTN: Chief, Special Procedures Staff
Room 201, U.S. Courthouse
Nashville, Tennessee 37203

RE: Taxpayers: Lee & Gloria Watson
and 14 Academy Place,
Lee Watson, General Partner
Tax Lien Nos.: 78119, 6209041373,
629201695
Foreclosure Sale: May 16, 1994

Dear Sir:

Enclosed please find a copy of the Foreclosure Notice pertaining to the above-referenced property owned by the above-referenced taxpayers. As you can see from the Notice, this sale will be held on May 16, 1994 at 11:00 p.m., at the Davidson County Courthouse. Terms of the sale will be as specified in the Notice.

The lien being foreclosed is represented by a Deed of Trust, of record in Book 7547, page 923, Register's Office for Davidson County, Tennessee. A copy of the Deed of Trust is enclosed. The unpaid balance of the Deed of Trust is approximately $70,875.00, including interest, attorney's fees and expenses. Sales proceeds will be applied as specified in the Notice.

I represent Audrey Watson, who is the holder of the Deed of Trust Note. My address is Trabue, Sturdivant & DeWitt, 25th Floor, Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

From my search of the records in the Register of Deed's Office, I have found Notices of Tax Liens naming the above-

referenced taxpayers. Said Notices were filed on January 27, 1989, of record in Book 7759, page 969, said Register's Office; December 17, 1990, of record in Book 8258, page 106, said Register's Office; and February 24, 1992, of record in Book 8555, page 812, said Register's Office, and copies of them are enclosed herewith.

I have enclosed a duplicate of this letter. Please acknowledge receipt, including your time of receipt, of this Notice by letter to me.

If you have any questions concerning any of the above, please do not hesitate to call me.

Very truly yours,

William R. O'Bryan, Jr.

William R. O'Bryan, Jr.

WRO:vaj
Enclosures

5:JPS0414941.VJ

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 9406 PAGE 767

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-4931
Date:
April 25, 1994

WILLIAM R. O'BRYAN
TRABUE, STURDIVANT & DEWITT
511 UNION STREET
NASHVILLE TN 37219

Re: Notice of Sale
Taxpayer: WATSON, LEE ROY & GLORIA J
Property Address: 6105 MELBORNE DR
NASHVILLE, TN 37219

Dear Mr. O'Bryan:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated April 18, 1994 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

ROBERT W. STURDIVANT
(1914-1988)
EDWARD C. BLANK, II
(1937-1988)
CHARLES C. TRABUE, JR.
WARD DEWITT, JR.
HUGH C. HOWSER
ALFRED E. ABBEY
THOMAS H. PEEBLES III
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N. HOUSTON PARKS
P. MICHAEL RICHARDSON
ELLEN HOBBS LYLE*
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*ALSO ADMITTED TO PRACTICE IN TEXAS

LAW OFFICES
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G. BRIAN JACKSON
DWAYNE W. BARRETT

WILLIAM H. WOODS
OF COUNSEL
*ALSO LICENSED IN FLORIDA

April 18, 1994

Via Hand Delivery

Commissioner of Revenue
c/o Mr. Wilber E. Hooks
Field Collection Manager
Tax Enforcement Division
Tennessee Department of Revenue
Andrew Jackson State Office Building
Nashville, Tennessee 37242

RE: Taxpayers: APC Leasing Company
d/b/a APC Leasing, Inc. &
Mark Davis & Lee Watson

Lee Watson & Assoc., P.C. and
Lee Watson & Gloria J. Watson

APC Leasing Company & Gloria Watson &
APC Leasing, Inc.

Tax Lien Nos.: 90058011, 90087007, 90088003
Foreclosure Sale: May 16, 1994

Dear Sir:

Enclosed please find a copy of the Foreclosure Notice pertaining to the above-referenced property owned by the above-referenced taxpayers. As you can see from the Notice, this sale will be held on May, 16, 1994, at 11:00 p.m., at the Davidson County Courthouse. Terms of the sale will be as specified in the notice.

The lien being foreclosed is represented by a Deed of Trust, of record in Book 7547, page 923, Register's Office for Davidson County, Tennessee. A copy of the Deed of Trust is enclosed. The unpaid balance of the Deed of Trust is approximately $70,875.00, including interest, attorney's fees and expenses. Sales proceeds will be applied as specified in the notice.

I represent Audrey Watson, the holder of the Deed of Trust Note. My address is Trabue, Sturdivant & DeWitt, 25th Floor, Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

From my search of the records in the Register of Deed's Office, I have found Notices of Tax Liens naming the above-referenced taxpayers. Said Notices were filed on March 1, 1990, of record in Book 8054, page 935, said Register's Office; April 2, 1990, of record in Book 8077, page 565, said Register's Office; and April 4, 1990, of record in Book 8680, page 726, said Register's Office, and copies of them are enclosed herewith.

I have enclosed a duplicate of this letter. Please acknowledge receipt, including your time of receipt, of this Notice by letter to me.

If you have any questions concerning any of the above, please do not hesitate to call me.

Sincerely,

William R. O'Bryan, Jr.

WRO:vaj
Enclosures

5609 07/13 0101 03CHECK 995.30

1:JPS0414942.VJ

BOOK 9406 PAGE 770

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

May 4, 1994

Mr. William R. O'Bryan, Jr.
Law offices
Trabue, Sturdivant & DeWitt
25th Floor Nashville City Center
511 Union Street
Nashville, Tennessee 37219

RE: FORECLOSURE SALE OF PROPERTY OWNED BY
Lee Watson and Gloria Watson
Account Number: 2-621284786-001-8

Dear Mr. O'Bryan:

This is in response to your letter dated April 18, 1994 concerning a foreclosure sale of property owned by Lee Watson and Gloria Watson.

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 June 20, 1994 is $7,100.52.

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

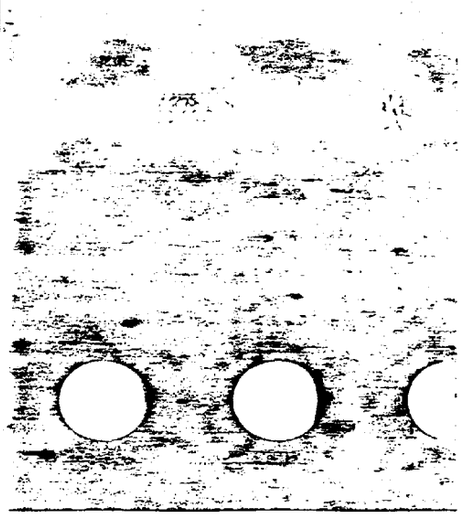
Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

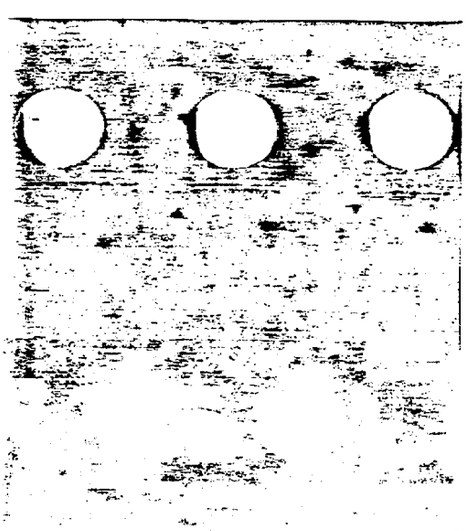
70756
IDENTIF. & REFERENCE

91 JUL 13 PM 3:48
TELLER REGISTER
DAVIDSON COUNTY, TN.

JSP:WEH:mb

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 9406 PAGE 771

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
				MAMT 259000.00
				VOID
				MAMT 259000.00-
				CAMT 259000.00
				CON TX 958.30
				PRFEE 1.00
				WDEED 36.00
				TOTAL ~~995.30~~
				CHECK ~~995.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/94 01 15:48 0001 6609

70756
IDENTIF. ↑ REFERENCE

94 JUL 13 PM 3:4[illegible]
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 813217