BOX 22

94-9072-SM (0018) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
34-13 247

NO MORTGAGE
New Owner - Send Tax Bills:
STANDARD MORTGAGE CORPORATION
5775-D PEACHTREE-DUNWOODY RD.
ATLANTA, GA 30342

BOOK 9412 PAGE 721

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-first day of August, 1986, TERRY W. EDWARDS, was named Trustee in a Deed of Trust of even date executed by CLAUDE R. BINGHAM AND WIFE BRENDA K. BINGHAM, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $53,301.00, principal and interest at 9.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6965, Page 458, 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 9257, Page 328, 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: June 23, 1994 / June 30, 1994 / July 7, 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, July 20, 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 STANDARD MORTGAGE CORPORATION, 5775-D PEACHTREE-DUNWOODY RD., ATLANTA, GA, submitted the highest and best bid in the amount of $ 60,551.33 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to STANDARD 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:

BEING LOT NO. 41 ON THE PLAN OF PRIMROSE MEADOWS, SECTION 1, OF RECORD IN BOOK 4675,(ERRONEOUSLY REFERRED TO AS BOOK 4565 IN DEED OF TRUST) PAGE 18, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE R. BINGHAM AND WIFE, BRENDA K. BINGHAM BY DEED FROM ROBERT W. SLATE AND JAMES S. SWEENEY, JR., D/B/A SLATE & SWEENEY CONSTRUCTION COMPANY, A PARTNERSHIP, OF RECORD IN BOOK 5580, PAGE 250, REGISTERS 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 STANDARD 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.

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Witness my hand and official seal at NASHVILLE, Tennessee, this Twentieth day of July, 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 Twentieth day of July, 1994.

Notary Public

My Commission Expires: 7/23/94.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $60,551.33.

Affiant

Subscribed and sworn to before me, this Twentieth day of July, 1994.

Notary Public

My Commission Expires: 7/23/94.

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

72912
IDENTIF. & REFERENCE

94 JUL 20 AM 11:11
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

3913 07/20 0101 03CHECK 241.22

EXHIBIT A

94-9[illegible] -SR (0011) TN21

To JPJ 6/20/94

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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

June 20, 1994

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

RE: Federal Tax Lien SERIAL NO.: 629213700
ID #409-86-7948
CLAUDE R. BINGHAM AND WIFE BRENDA K. BINGHAM
1265 NORTH GRAYCROFT, MADISON, TN, 37115

Dear SIR OR MADAM

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 July 20, 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 $50,429.96. The holder of the mortgage will at the sale bid in the property at approximate $62,625.88, plus costs and fees of approximately $1200.00. Approximately $7931.85* 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.

*Misc. Expenses $4,264.07 (includes accumulated late charges, escrow advances, inspections, & previous foreclosure & bankruptcy attorney fees)

Very truly yours,

I. DYKE TATUM

Received by: Karen Hubbs

Date Received: 6-23-94

Enclosures Received: _____

Enclosures

HAND DELIVERED

6/23/94

EXHIBIT B

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 9412 PAGE 724

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-7948
Date:
June 29, 1994

JUL 05 RECD

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: BINGHAM, CLAUDE R & BRENDA K
Property Address: 1265 NORTH GRAYCROFT
MADISON, TN 37115

Dear Mr. Tatum:

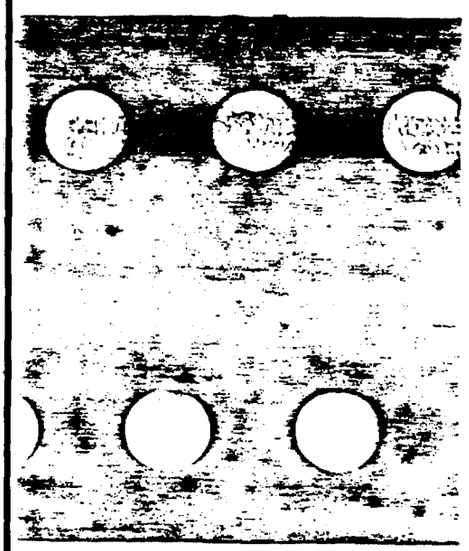
We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated June 20, 1994 was filed on time and contains all of the required information.

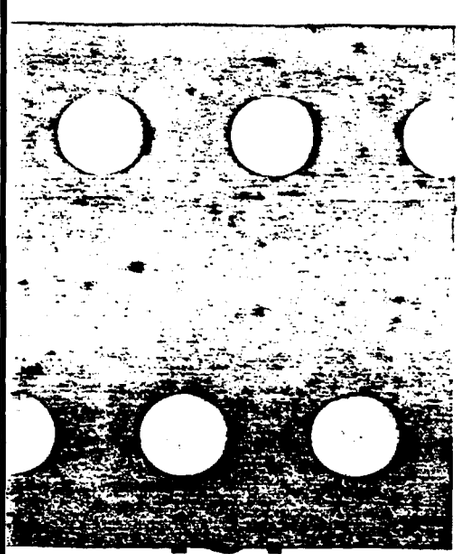
If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch





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

RECEIVED OF _____

FOR _____

BOOK 9412 PAGE 725

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 60551.33
CON TX 224.22
PRFEE 1.00
WDEED 16.00
TOTAL 241.22
CHECK 241.22

07/20/94 01 11:11 0001 8918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72912
IDENTIF. & REFERENCE

94 JUL 20 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 815501