94-9319-TF (0017) TN17

BOOK 9513 PG 959

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
105-1 624

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT
404 JAMES ROBERTSON AVE #1114
NASHVILLE, TN 37243-0900

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-second day of June, 1993, J. THOMAS HOLLAND, II, was named Trustee in a Deed of Trust of even date executed by LINDA SUE BUCHANAN, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $48,154.00, principal and interest at 6.850% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8993, Page 315, 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*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: October 6, 1994 / October 13, 1994 / October 20, 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. * Book 9487, Page 506

PURSUANT to said advertisement on Monday, November 7, 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 TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON AVE #1114, NASHVILLE, TN, submitted the highest and best bid in the amount of $ 52,592.10 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 2 ON THE PLAN OF NEW HOPE SUBDIVISION, OF RECORD IN PLAT BOOK 6900, PAGE 996, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REFERENCE IS HEREBY MADE TO SAID PLAT FOR A MORE COMPLETE AND ACCURATED DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LINDA S. BUCHANAN, UNMARRIED, BY DEED FROM NASHVILLE RESOURCES FOUNDATION, INC. OF RECORD IN BOOK 8993, PAGE 311, REGISTER'S 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).
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 TENNESSEE HOUSING DEVELOPMENT AGENCY, 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.

94-9319-TF (0018) TN17

Witness my hand and official seal at NASHVILLE, Tennessee, this Seventh day of November, 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 Seventh day of November, 1994.

Mary Lee Holmes
Notary Public

My Commission Expires: 7-25-98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 52,592.10.

Melanie L Brown
Affiant

Subscribed and sworn to before me, this Seventh day of November, 1994.

Mary Lee Holmes
Notary Public

My Commission Expires: 7-25-98.

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

06783
IDENTIF. & REFERENCE

94 NOV -7 AM 11:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5497 11/07 0101 03CHECK 20.00

94-9319-TF (0019) TN22

EXHIBIT A

BOOK 9513 PG 961

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

October 8, 1994

STATE OF TENNESSEE, TAX ENFORCEMENT DIVISION
NASHVILLE, TN 37242

RE: State Tax Lien
ID # SS# [redacted]-1492 & SS# [redacted]-7377
LINDA SUE BUCHANAN, UNMARRIED
940 ARCHER STREET, NASHVILLE, TN, 37203

Dear SIR OR MADAME:

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 November 7, 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 $47,948.36. The holder of the mortgage will at the sale bid in the property at approximate $ 53,101.55, plus costs and fees of approximately $ 1,200.00. Approximately $ 4,851.00* 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

Misc. Expenses:
Includes Acc. Late Charges,
Escrow Advances, $302.19

Received by: Angela Keith

Date Received: 10/13/94

Enclosures Received: _____

Enclosures

HAND DELIVERED 8:35 am 10/13/94

94-9319-TF (0017) TN21

EXHIBIT B

BOOK 9513PG962

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

October 8, 1994

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

RECEIVED NASHVILLE DISTRICT-IRS
94 OCT 13 AM 9:23
SPECIAL PROCEDURES

RE: Federal Tax Lien SERIAL NO.: 629167786
ID [redacted]-1492
LINDA SUE BUCHANAN, UNMARRIED
940 ARCHER STREET, NASHVILLE, TN, 37203

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 November 7, 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 $47,948.36. The holder of the mortgage will at the sale bid in the property at approximate $53,101.55, plus costs and fees of approximately $1,200.00. Approximately $4,851.00* 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:
Includeds Acc. Late Charges,
Escrow Advances $302.19

Very truly yours,

I. DYKE TATUM

Received by: [signature]

Date Received: 10-13-94

Enclosures

HAND DELIVERED

Internal Revenue Service

EXHIBIT C

Department of the Treasury

District
Director

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Scott Biggs
Telephone Number:
(615) 736-2339
Refer Reply to:
[redacted]-1492
Date:
October 25, 1994

I. DYKE TATUM

STE 200, ARENA PL, 2001 CHARLOTTE
NASHVILLE TN 37203

BOOK 9513PG963

Re: Notice of Sale
Taxpayer: BUCHANAN, LINDA SUE
Property Address: 940 ARCHER ST
NASHVILLE, TN 37203

Dear Mr. Tatum:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated October 8, 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