PREPARED BY: T. LARRY EDMONDSON
ATTORNEY AT LAW
808 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR NO.
W. C. Allen & Associates 1441 Campbell Rd. Goodlettsville, TN 37072	SAME	033-14-0 Par. 051

SUBSTITUTE TRUSTEE'S DEED BOOK 9518PG416

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated November 16, 1989, executed by Jimmy L. Desirey and wife, Linda G. Desirey to Scott C. Williams, Trustee, of record in Book 7998, Page 876, Register's Office for Davidson County, Tennessee; and

WHEREAS, NationsBank of Tennessee, N.A., formerly Sovran Bank Central South, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7998, Page 876, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Book 9468, Page 948, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in the Nashville Record three times on October 13th, October 20th and October 27th, 1994 that said property would be sold at 10:30 A.M., prevailing time on Thursday, November 10, 1994, in the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property; and subject to Federal Tax Liens of record in Book 8284, Page 807; Book 8467, Page 145 and Book 9239, Page 913, Register's Office for Davidson County, Tennessee.

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Eighty Seven Thousand Fifty and No/100 Dollars ($87,050.00) by W. C. Allen & Associates (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Eighty Seven Thousand Fifty and No/100 ($87,050.00) cash in hand paid by the Grantee, T. Larry Edmondson, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 12 on the Plan of Pleasant Hill, of record in Book 2900, Page 69, Register's Office for said County, as follows:

Said Lot No. 12 fronts 175 feet on the southerly side of Cunniff Parkway and runs back 185.72 feet on the westerly line and 275 feet on the easterly line to a dead line measuring 196.30 feet thereon.

Being the same property conveyed to Jimmy L. Desirey and wife, Linda G. Desirey, by deed from Magdalene Desirey, a widow, of record in Book 4181, Page 282, Register's Office for Davidson County, Tennessee.

This is improved property known as 203 Cunniff Parkway, Goodlettsville, TN 37072. BOOK 9518 PG 417

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns, forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agent, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose. The land hereinabove described is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. 7425(d)(1).

Witness my hand this 10th day of November, 1994.

T. LARRY EDMONDSON
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

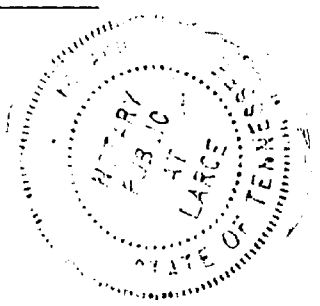
BOOK 9518 PG 418

Personally appeared before me, the undersigned, a Notary Public for the State and aforesaid, T. Larry Edmondson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 10th day of November, 1994.

Lora D. Richard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-96



STATE OF TENNESSEE
COUNTY OF DAVIDSON

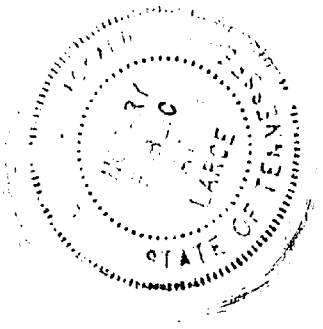
The actual consideration or value, whichever is greater, for this transfer is $87,050.00.

W. G. Allen
AFFIANT

Sworn to and subscribed before me on this 11th day of November, 1994.

Lora D. Richard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-96



08238
IDENTIF. & REFERENCE

94 NOV 11 AM 9:58
FELIX A. CASTELLANOS, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

BOOK 9518 PG 419

T. LARRY EDMONDSON
ATTORNEY AT LAW

SECOND FLOOR
808 BROADWAY
NASHVILLE, TENNESSEE 37203

AREA CODE 615
TELEPHONE 254-3765
FAX 254-2072

September 28, 1994

CERTIFIED LETTER
RETURN RECEIPT REQUESTED

Internal Revenue Service
Special Procedures Staff
2nd Floor, Federal Building
Nashville, TN 37202

Re: Federal Tax Lien(s) Serial Nos. 629145671
629165286
629400939

I.D. No. 62-1302432
Jimmy L. Desirey d/b/a C & D Enterprises

Dear Mr. Overton:

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 10, 1994 at 10:30 A.M. at front door of the courthouse, 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 being foreclosed on
3. Copy of the Notice of Publication
4. Copy of Title Search

The outstanding balance of the note secured by the 2nd mortgage to be foreclosed on is approximately $80,652.00 as of this date.

Sincerely,

T. Larry Edmondson

TLE:lr
enc

Received By: _____

Date Received: _____

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDF 148
Nashville, Tennessee 37203

Person to Contact: BOOK 9518PG420
Scott Biggs
Telephone Number:
(615) 736-2339
Refer Reply to:
62-1302432
Date:
October 3, 1994

T. LARRY EDMONDSON
ATTORNEY AT LAW
808 BROADWAY, SECOND FLOOR
NASHVILLE TN 37203

Re: Notice of Sale
Taxpayer: DESIREY, JIMMY
Property Address: 203 CUNDIFF PKWY
GOODLETTSVILLE, TN

Dear Mr. Edmondson:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated September 28, 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 MDF 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

11/11 0101 03CHECK 343.09

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9518 PG 421

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 87050.00
				CON TX 322.09
				PRFEE 1.00
				WDEED 20.00
				TOTAL 343.09
				CHECK 343.09
11/11/74	01			10:57 0001 3245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0838 238
IDENTIFICATION REFERENCE

11 NOV 74 AM 8 58
RECEIVED AND RECORDED
REGISTER
DAVIDSON CO. TENN.

No. 853333