THIS INSTRUMENT PREPARED BY:

BEATY & OLDHAM
668 Nashville Pike
First Tennessee Bank Building
Gallatin, Tennessee 37066

BOOK 9534PG401

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 7, 1989, recorded in Book 7885, Page 51, Register's Office of Davidson County, Tennessee, N & S ENTERPRISES, a TENNESSEE general partnership composed of Jack M. Norman and Joe K. Shaw (N & S Enterprises and Jack M. Norman, individually and Joe K. Shaw, individually, conveyed to CHARLES W. BONE, TRUSTEE, and ASSIGNED to THE FARMERS BANK, PORTLAND, of record in Book 9457, page 373, said Register's Office, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on Wednesday, November 9, 1994 at the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Mary C. McWhirter, a married person, whose address is 2210 Crocker Springs Rd., Goodlettsville, Tennessee, 37072, at and for the sum of $66,000.00, that being the highest and best bid offered; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by Mary C. WcWhirter, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, CHARLES H. BEATY, SUBSTITUTE TRUSTEE, having been appointed Substitute Trustee of record in Book 9457, Page 376, Register's Office of Davidson County, Tennessee, does hereby grant, bargain, sell and convey to the said Mary C. McWhirter, her heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in the 12th Civil District, in the County of Davidson, State of Tennessee, to-wit:

TRACT NO. 1: Being Lot No. 25 on the Map of Section I, ROTHWOOD SUBDIVISION, Section One, of record in Book 1424, page 134, Register's Office of Davidson County, Tennessee.

Said Lot No. 25 fronts 70 feet on the westerly side of Ambrose Avenue and runs back between parallel lines, 180 feet to a dead line.

BEING the property conveyed to N & S Enterprises, by deed dated 3/4/69 from Jack Norman, of record in Book 4314, page 980, Register's Office of Davidson County, Tennessee.

TRACT NO.2: Being Lot No. 13 on the Map of ROTHWOOD SUBDIVISION, Section One, of record in Book 1424, page 134, Register's Office for Davidson County,Tennessee.

Said LotNo. 13 Fronts 70 feet on the easterly side of Ambrose Avenue and extends back between parallel lines 212.7 feet to a dead line in the rear, measuring 70 feet thereon.

BEING the property conveyed to N & S Enterprises, dy deed dated 2/20/69 from Melvin Dickens and wife, Mildred S. Dickens, of record in Book 4313, page 432, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, easements, restrictions and State and Federal tax liens.

The land described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. Section 7425(d)(1). A copy of the notice thus provided to the United States is attached hereto as Exhibit "A". A copy of the response from the United States is attached hereto as Exhibit "B".

The land described herein is conveyed subject to the rights of the State of Tennessee to redeem the land as provided for in T.C.A. Sec. 67-1-1433(c)(1). A copy of the notice thus provided to the State of Tennessee is attached hereto as Exhibit "C". A copy of the response from the State of Tennessee is attached hereto as Exhibit "D".

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Mary C. McWhirter, her heirs, successors and assigns, in fee simple forever, to whom the said CHARLES H. BEATY, 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 not further or otherwise.

IN WITNESS WHEREOF, the said CHARLES H. BEATY, SUBSTITUTE TRUSTEE, has hereunto set his hand and seal on November 9, 1994.

Charles H. Beaty

CHARLES H. BEATY
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On Wednesday, November 9, 1994 before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, CHARLES H. BEATY, as Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS by hand and Notarial Seal at Office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 5/24/97.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that actual consideration for this transfer or value of the property transferred, whichever is greater is $ 66,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fail and voluntary sale.

Melanie M. Tuck
AFFIANT

SUBSCRIBED and sworn to before me this 9th day of November, 1994

NOTARY PUBLIC

My Commission Expires: 5/24/97.

PROPERTY ADDRESS: _____

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ms. Mary C. McWhirter
2210 Crocker Springs Rd.
Goodletsville, TN 37072

Map 72, Parcel 33.00 & 45.00

13427
IDENTIFICATION REFERENCE

94 DEC -1 AM 11:35

PICK-UP

BEATY & OLDHAM

ATTORNEYS AT LAW

EXHIBIT

A

First Tennessee Bank Bldg.
Second Floor
668 Nashville Pike
Gallatin, Tennessee 37066

Telephone: (615) 452-6000
Facsimile: (615) 452-7128

BOOK 9534PG404

September 8, 1994

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director
Internal Revenue Service
P. O. Box 1107
Nashville, Tennessee 37202

Attention: Chief, Special Procedures Staff

RE: Jack Norman
Serial No. 629214834
Serial No. 629212613
Identifying No.: [redacted]-8943

Radiosouth of Mississippi, a Partnership
Joe K. Shaw, a general partner
Serial No. 629313009
Identifying No.: 62-1295697

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money deed of trust from, N & S Enterprises, a Tennessee general Partnership composed of Jack M. Norman and Joe K. Norman to Charles W. Bone, Trustee, dated July 7, 1989, recorded in the Register's Office of Davidson County, Tennessee, under Book 7885, Page 51, said Deed of Trust has been assigned to The Farmers Bank, Portland, as of Record in Book 9457 Page373 ,has been requested by the Noteholder, The Farmers Bank, Portland, Tennessee, to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find copies of the Notices of Federal Tax Liens recorded in Book 8722, Page 300, Book 8683, Page 217 for Jack Norman and Book 9181, page 513, for Joe Shaw.

With respect to the property to be sold, the following information is hereby given:

BEATY & OLDHAM

BOOK 9534PG405

(a) The description of the property affected by the Notice, as listed in the deed and Deed of Trust situated in the 12th Civil District of Davidson County, Tennessee, at 3007 Ambrose Ave. and 3008 Ambrose Ave., Nashville, Tennessee, 37201.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held at the front door of the Davidson County Courthouse, on November 9, 1994, at 11:00 a.m., Nashville, Davidson County, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said deed of trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Principal Balance	$43,775.00
Interest	13,299.56
Late Charges	00.00
Attorney fees	750.00
Apprasial	000.00
Approximate Cost	500.00
TOTAL	$58,324.56

Enclosed is a copy of the Deed of Trust and Federal Tax Liens.

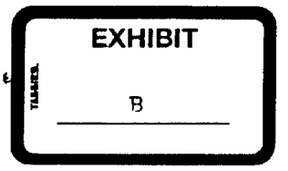
If your office is in need of further information, please advise.

Sincerely,

BEATY & OLDHAM

CHARLES HILL BEATY

CHB:mmt
Enclosures
cc: Mr. Don Head



Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-8943
Date:
September 19, 1994

BOOK 9534PG406

CHARLES HILL BEATY
BEATY & OLDHAM
668 NASHVILLE PIKE
GALLATIN TN 37066

Re: Notice of Sale
Taxpayer: NORMAN, JACK 62-1295697
Property Address 3007 AMBROSE AVENUE
NASHVILLE, TN 37201

Dear Mr. Beaty:

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

BEATY & OLDHAM

ATTORNEYS AT LAW

EXHIBIT

C

First Tennessee Bank Bldg.
Second Floor
668 Nashville Pike
Gallatin, Tennessee 37066

Telephone: (615) 452-6000
Facsimile: (615) 452-7128

BOOK 9534PG407

September 8, 1994

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
Commissioner of Revenue
State of Tennessee
P. O. Box 190665
Nashville, Tennessee 37219-0665
Attn: Director, Tax Enforcement

RE: Section 67-1-1433(b)
Notice of Substitute Trustee's Sale

Dear Sir/Madam:

This firm represents The Farmers Bank, Portland, which holds a Note executed by N & S Enterprises, a Tennessee General Partnership, composed of JACK M. NORMAN and JOE K. SHAW (N & S Enterprises and Jack M. Norman, individually and Joe K. Shaw, individually, dated July 7, 1998, in the original principal amount of $49,000.00 Said Note is secured by a Deed of Trust dated July 7, 1989 and recorded in Book 7885, Page 51, said Deed of Trust has been Assigned to secure The Farmers Bank of record in Book 9457, Page 373, Register's Office of Davidson County, Tennessee. The Note is in default and demand for payment of the amount in default has been made, but such demand has not been honored. The holder of the 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, as hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

It is my understanding that the State of Tennessee Department of Revenue has filed a notice of state tax lien against the property. Therefore, this notice is being submitted to you pursuant to T.C.A. Section 67-1-1433(b) as follows:

1. This notice is submitted by Charles Hill Beaty, Beaty & Oldham, 668 Nashville Pike, Gallatin, Tennessee 37066, on behalf of The Farmers Bank, Portland, Tennessee.

2. The State of Tennessee Department of Revenue has filed a Notice of State Tax Lien ("Tax Lien Notice") against Active Rentals, Inc. and Jack Norman and Joe Shaw. The address of said taxpayer as shown on the Tax Lien Notice is 3866 Dickerson Rd., Nashville, Tennessee 37207. Tax Lien Notice bearing Account Number 2-621078069-000-6 was dated March 30, 1992, of record in Book 8596, Page 427, Register's Office of Davidson County, Tennessee, having been recorded at said Register's Office on April 8, 1992. A copy of said Tax Lien Notice is enclosed herewith for your convenience.

3. The street address of the property affected by this notice is 3007 Ambrose Ave., and 3008 Ambrose Ave., Nashville, Tennessee, Davidson County, Tennessee, said property being more particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Lot No. 25 on the Map of Section I, ROTHWOOD SUBDIVISION.....BEING the property conveyed to N & S Enterprises, by deed dated 3/4/69 from Jack Norman, of record in Book 4314, page 980, Register's Office of Davidson County, Tennessee.
Property Address: 3007 Ambrose Ave., Nashville, Tennessee.

TRACT NO.2: Being Lot NO. 13 on the Map of ROTHWOOD SUBDIVISION.....BEING the property conveyed to N & S Enterprises, dy deed dated 2/20/69 from Melvin Dickens and wife, Mildred S. Dickens, of record in Book 4313, page 432, Register's Office of Davidson County, Tennessee.
Property Address: 3008 Ambrose Ave., Nashville, Tennessee.

4. The real property herein described will be sold at public auction for cash on Wednesday, November 9, 1994, at 11:00 a.m., at the front door of the Davidson County Courthouse in Nashville, Tennessee. Enclosed herewith is a copy of the Notice of Substitute Trustee's Sale.

5. The approximate amount of indebtedness on the Note secured by the Deed of Trust is approximately $ 54,074.56, plus the expenses and attorney's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $2,500.00.

The property herein described is also subject to the following encumbrances:

Deed of Trust executed by N & S Enterprises, A Tennessee General Partnership, composed of Jack M. Norman and Joe K. Shaw (N & S Enterprises and Jack M. Norman, individually, and Joe K. Shaw, individually), to Charles W. Bone, Trustee, of record in Book 7885, Page 51, said Register's Office, to secure to Investors Federal Savings Bank, Nashville, TN, an original sum of $49,000.00, dated 7/7/89. Said Deed of Trust has been assigned to The Farmers Bank, Portland, of record in Book 9457, Page 373, dated July 1, 1994 Register's Office for Davidson County, Tennessee. (Tracts 1 & 2)

Deed of Trust executed by N & S Enterprises, Jack M. Norman, General Partner and Joe K. Shaw, General Partner; and Jack M. Norman, individually and Joe K. Shaw, individually, of record in Book 8268, Page 251, to secure The Farmers Bank, Springfield, Tennessee Register's Office of Davidson County, Tennessee, securing $15,791.05, dated 12/21/90.

Lien, of record in Book 8379, Page 26, Federal Deposit Ins. Corp. vs Joe K. Shaw, Jack Norman, Norshaw Consulting & Management, Inc., and N & S Enterprises.
Federal Tax Lien, of record in Book 8722, Page 300, against Jack Norman.

Order of record in Book 8728, Page 455, said Register's Office, against Jack M. Norman, Et Al.

Order of record in Book 8728, Page 457, said Register's Office, against Jack M. Norman, Et Al.

Federal Tax Lien, of record in Book 8683, Page 217, said Register's Office, against Jack Norman.

Judgement, of record in Book 8781, Page 710, said Register's Office, against Jack M. Norman, Joe K. Shaw, Frank A. and Jayne N. Woods, Charles W. Bone and Baylor and Bone.

Final Judgement, of record in Book 8478, Page 785, said Register's Office, against GMX Communications, Inc., General Masonry, Inc.; Granite Corporation; Joe Shaw; Jack Norman; Hermitage Contractors, Inc. and Mayfair Corp.

Judgement, of record in Book 8478, Page 178, said Register's Office, against Joe K. Shaw, Jack Norman, Morshaw Consulting & Management, Inc., and N & S Enterprises.

Federal Tax Lien, of record in Book 9181, Page 513, against Radiosouth of Mississippi, a partnership, Joe Shaw, general partner.

Agreed Judgement, of record in Book 9121, Page 192, said Register's Office, against RacquetSouth of Nashville, a partnership of Jack Norman, general partner and Joe K. Shaw, general partner.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. Section 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise me immediately of any deficiency in this notice.

Sincerely,

BEATY & OLDHAM

CHARLES HILL BEATY

CHB:mmt

Enclosures

EXHIBIT

D

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

BOOK 9534 PG 411

September 26, 1994

Mr. Charles Hill Beaty
Beaty and Oldham
Attorneys at Law
First Tennessee Bank Building
Second Floor
668 Nashville Pike
Gallatin, Tennessee 37066

8900 12/01 0101 03CHECK 289.20

RE: Foreclosure Sale of Property Owned by
Active Rentals, Inc.
Account Numbers: 2-621078069-000-6

Dear Mr. Beaty,

This is in reference to your letter dated September 8, 1994 concerning a foreclosure sale of property owned by **Active Rentals, Inc.**

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 the 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 **November 20, 1994** is **$31,996.00.**

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,

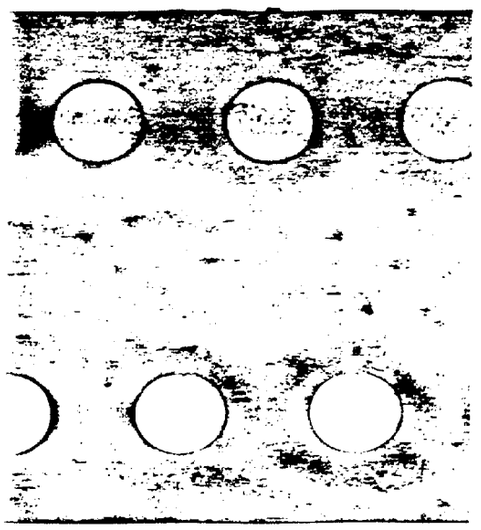
John S. Peeler, Director
Revenue Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

RECEIVED
SEP 2 › 1994
BEATY & OLDHAM

JSP:WEH:kc

xc: 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

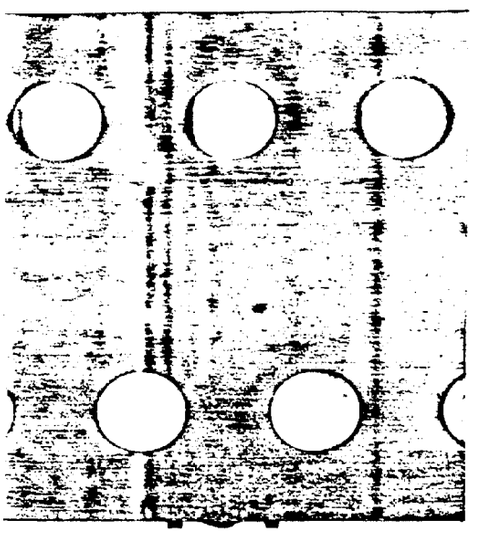
RECEIVED OF _____

FOR _____

BOOK 9534 PG 412

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	66000.00
CON TX	244.20
PRFEE	1.00
WDEED	44.00
TOTAL	289.20
CHECK	289.20

12/01/94 01 11:35 0001 8900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13427

IDENTIFICATION REFERENCE

94 DEC -1 AM 11:35

REGISTER
DAVIDSON COUNTY, TN.

No. 858918