95-9647-TF (0022) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
91-10-447

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

BOOK 9662 PG 800

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-seventh day of March, 1989, HENRY P. NAROZNY, was named Trustee in a Deed of Trust of even date executed by ROBBIE D. WILSON AND WIFE, DONNA S. WILSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $60,359.00, principal and interest at 9.100% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7804, Page 815, 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 9577, Page 357, 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: April 6, 1995 / April 13, 1995 / April 20, 1995, 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, May 3, 1995, 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 $ 64,651.84 .

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:

LAND situated in Nashville, County of Davidson, and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Block "H" - Holman Heights Subdivision, recorded in Book 6900, page 453, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robbie D. Wilson and wife, Donna S. Wilson by deed from Murry Parker, Unmarried Person of record in Book 7804, pge 812, Register's Office for Davidson County, Tennessee.

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.

Witness my hand and official seal at NASHVILLE, Tennessee, this Third day of May, 1995.

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 Third day of May, 1995.

Notary Public

PAMELA A. McGOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-27-97.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 64,651.84.

Affiant

Subscribed and sworn to before me, this Third day of May, 1995.

Notary Public

PAMELA A. McGOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-27-97.

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

57352
IDENTIFICATION REFERENCE

95 MAY -3 AM 11:10
FELIX Z. W... REGISTER
DAVIDS... CO., TN.

7213 05/03 1101 03CHECK 16.00

95-9647-TF (0012) TN22

EXHIBIT "A"

BOOK 9662 PG 802

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

April 3, 1995

STATE OF TENNESSEE DEPARTMENT OF REVENUE
TAX ENFORCEMENT DIVISION
NASHVILLE, TN 37242-0002

RE: State Tax Lien
ID # 87096002 Account No: 1-409581292-001-8
ROBBIE D. WILSON AND WIFE, DONNA S. WILSON
519 NICHOL ROAD, NASHVILLE, TN, 37209

Dear Sir:

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 May 3, 1995 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 $57,754.90. The holder of the mortgage will at the sale bid in the property at approximate $ 62,222.24, plus costs and fees of approximately $ 1,000.00. Approximately $ 4,467.34 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

Received by: Angela Keith

Date Received: 4/6/95

Enclosures Received: _____

Enclosures

HAND DELIVERED

4-6-95

EXHIBIT "B"

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

APR 17

BOOK 9662 PG 803

April 11, 1995

Mr. I. Dyke Tatum
Attorney at Law
Tatum and Jones
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

RE: Foreclosure Sale of Property Owned by
Donna S. Wilson

Dear Mr. Tatum,

This is in response to your letter dated April 3, 1995 concerning a foreclosure sale of property owned by **Donna S. Wilson.**

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but the Tennessee Department of Revenue does not have any liens filed against **Donna S. Wilson.**

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

JSP:WEH:kc