22

94-9037-GE (0001) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
86-13-4

NO MORTGAGE
New Owner - Send Tax Bills:
FLEET MORTGAGE CORP.
P. O. BOX 1169
MILWAUKEE, WI 53201

SUBSTITUTE TRUSTEE'S DEED BOOK 9719 PG 669

WHEREAS, on the Eighteenth day of December, 1987, ARNOLD M. WEISS, was named Trustee in a Deed of Trust of even date executed by RICHARDS A. SHAW AND WIFE, TRACEY L. SHAW, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $72,000.00, principal and interest at 10.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7431, Page 883, 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 9373, Page 325, 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 8, 1995 / June 15, 1995 / June 22, 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 Monday, July 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 FLEET MORTGAGE CORP., P. O. BOX 1169, MILWAUKEE, WI, submitted the highest and best bid in the amount of $ 78,850.58 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FLEET MORTGAGE CORP., 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 County of Davidson, and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 52A on the Plan of Lakeside Woods Estates, Section Two, Zone Lot Division of Lots 52 and 59, of record in Book 6900, page 269, amending Book 6200, page 461, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael Dean Sumner, a single person, by deed from Richards A. Shaw, Unmarried of record in Book 8867, page 368, 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).

I, I. DYKE TATUM, Substitute Trustee, convey to FLEET MORTGAGE CORP., 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.

94-9037-GE (0002) TN17

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

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 4-27-97.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 78,850.58.

Affiant

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

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 4-27-97.

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

00755616
IDENTIFICATION REFERENCE

95 JUL -3 AM 11:14

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

7342 07/03 2401 03CHECK 308.95

EXHIBIT A

94-9037-GE (0029) TN21

BOOK 9719 PG 671

RECEIVED NASHVILLE
DOCUMENTS

95 JUN -6 AM 8:39

SPECIAL PROCEDURES

Law Offices

TATUM & JONES

Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Tel (615) 321-5540
Fax (615) 321-5557

I. Dyke Tatum
J. Phillip Jones

June 3, 1995

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

RE: Federal Tax Lien SERIAL NO.: 72044; 629309686; 629309690
ID # [redacted]-6454
MICHAEL DEAN SUMNER
3373 LAKESIDE PL, HERMITAGE, TN, 37076

Dear HAROLD G. 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 July 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 $68,817.60. The holder of the mortgage will at the sale bid in the property at approximate $ 76,183.95 , plus costs and fees of approximately $ 1,000.00 . Approximately $ 7,366.35 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: Patricia Drane

Enclosures

Date Received: 6/6/95

HAND DELIVERED

Enclosures Received: _____

Internal Revenue Service

District
Director

EXHIBIT B

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Ralph Wagner
Telephone Number:
(615) 545-4424
Refer Reply to:
415:BO:6454
Date:
June 2, 1995

J. DALE TATUM

STE 200, ARENA PL, 2001 CHURCH ST
NASHVILLE TN 37203

BOOK 9719 PG 672

Re: Notice of Sale
Taxpayer: SUMNER, MICHAEL DEAN
Property Address: 3373 LAKESIDE PL
HERMITAGE, TN 37076

Dear Mr. Tatum:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated June 2, 1995 was filed on time and contains all of the required information.

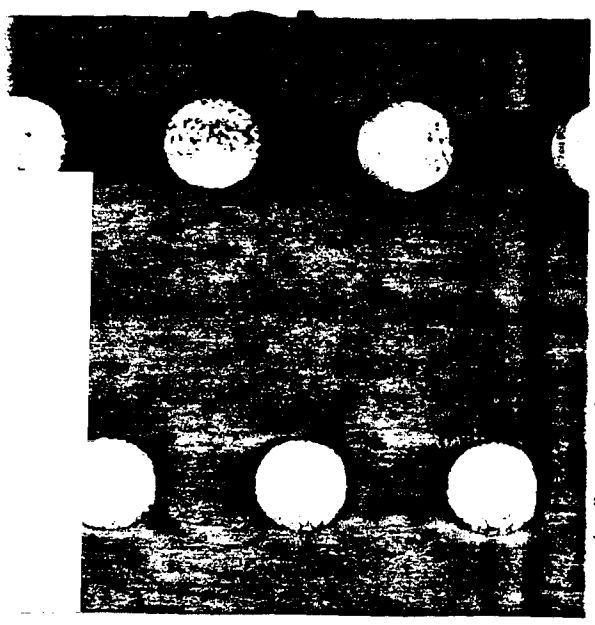
If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennessee 37203, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

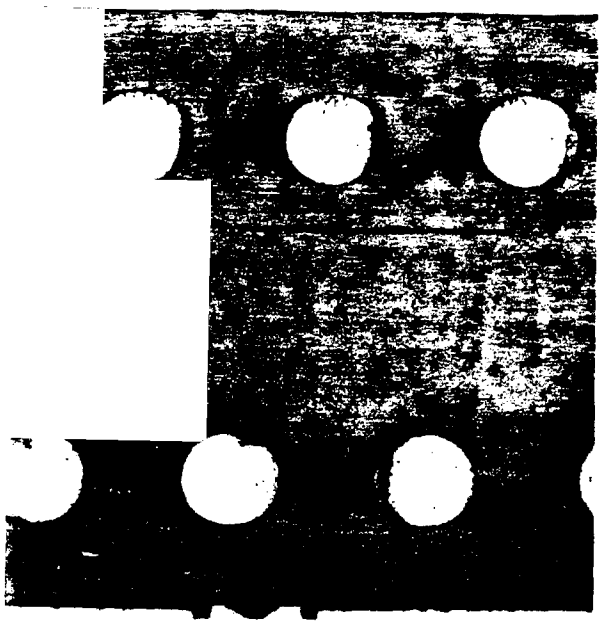
BOOK 9719 PG 673

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 78850.58
CON TX 291.93
PRFEE 1.00
WDEED 16.00
TOTAL 308.93
CHECK 308.93

07/03/95 01 11:16 0001 7342



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00756.16
IDENTIF. ↑ REFERENCE

95 JUL -3 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926500