27

95-9778-FI (0036) TN41

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
59-11 207

NO MORTGAGE
New Owner - Send Tax Bills:
FIRST INVESTMENT COMPANY
P. O. BOX 729
COLUMBUS, OH 43216-0729

TRUSTEE'S DEED

BOOK 9757 PG 258

WHEREAS, on the Tenth day of May, 1991, I. DYKE TATUM, was named Trustee in a Deed of Trust of even date executed by JERRY L. DAVIS AND WIFE, IRIS DAVIS, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $56,000.00, principal and interest at 9.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8352, Page 548, in the Register's Office for DAVIDSON County, Tennessee; and

I, I. DYKE TATUM, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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 26, 1995 / July 3, 1995 / July 10, 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, August 9, 1995, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said 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 FIRST INVESTMENT COMPANY, P. O. BOX 729, COLUMBUS, OH, submitted the highest and best bid in the amount of $53,214.00.

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

PROPERTY IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 531, ON THE PLAN OF HAYNES MANOR SUBDIVISION, SECTION 4, OF RECORD IN PLAT BOOK 4175, PAGE 90, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JERRY L. DAVIS AND WIFE, IRIS DAVIS BY DEED FROM CHARLES N. APPLETON AND WIFE, WANDA F. APPLETON OF RECORD IN BOOK 8352, PAGE 545, IN THE 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, Trustee, convey to FIRST INVESTMENT COMPANY, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as 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 Ninth day of August, 1995.

I. DYKE TATUM
TRUSTEE

95-9778-FI (0037) TN41

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

BOOK 9757 PG 259

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 Ninth day of August, 1995.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 53,214.00.

Affiant

Subscribed and sworn to before me, this Ninth day of August, 1995.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

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

00 32
IDENTIF. ERENCE

95 AUG -9 AM 11:09
FILED REGISTER
DAVIDSON COUNTY, TN.

95-9778-FI (0034) TN22

EXHIBIT "A"

Law Offices

TATUM & JONES

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

I. Dyke Tatum
J. Phillip Jones

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

BOOK 9757 PG 260

July 10, 1995

TENNESSEE DEPARTMENT OF REVENUE
TAX ENFORCEMENT DIVISION
NASHVILLE, TN 37242

RE: State Tax Lien Account#1-414646325-001-1
ID # 89234024 and 85152085
JERRY L. DAVIS AND WIFE, IRIS DAVIS
620 ROWAN COURT, NASHVILLE, TN, 37207

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 August 9, 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 $54,537.98. The holder of the mortgage will at the sale bid in the property at approximate $ 58,547.19, plus costs and fees of approximately $ 1,200.00. Approximately $ 3,831.29 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,

J. DYKE TATUM

Enclosures

HAND DELIVERED

Received by: R Christy

Date Received: 7/13/95

Enclosures Received: _____

EXHIBIT "B"

JUL 20 PM'95

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

BOOK 9757 PG 261

July 19, 1995

Mr. I. Dyke Tatum
Tatum & Jones
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

RE: Foreclosure Sale of Property Owned by: Jerry Davis
Account Number: 1-414646325-001-1

Dear Mr. Tatum:

This is in reference to your letter dated July 10, 1995 concerning a foreclosure sale of property owned by **Jerry Davis.**

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 surplus proceeds up to 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 **August 20, 1995** is **$3,364.07.**

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,

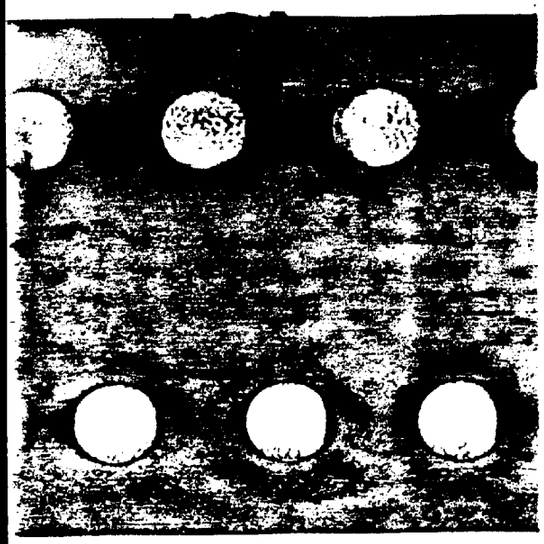
John S. Peeler, Director
Tax Enforcement Division

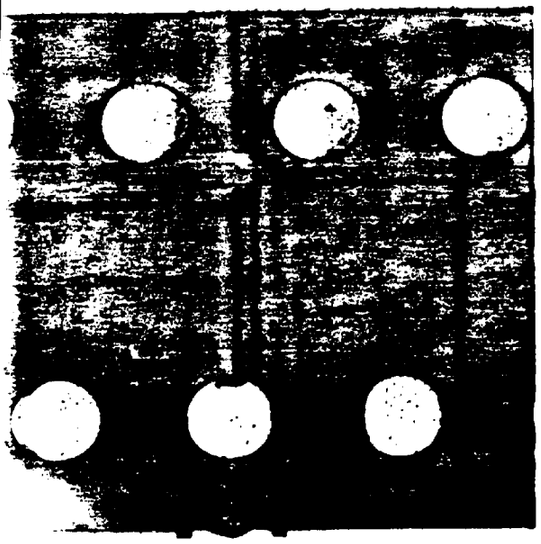
Wilbur E. Hooks
Revenue Enforcement Supervisor
Special Procedures Section

JSP:WEH:lab

xc: Joe Cuccia, Revenue Enforcement Supervisor, Nashville Region
Bob Tyree, Revenue Enforcement Supervisor, Nashville Region

3459 08/09 2101 03CHECK 213.84





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9757 PG 262

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
			MAMT 53214.00	
			ERR CO	
			MAMT 53214.00-	
			CAMT 53214.00	
			CON TX 196.84	
			PRFEE 1.00	
			WDEED 16.00	
			TOTAL 213.84	
			CHECK 213.84	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0459

0087632
IDENTIF. ↑ REFERENCE

95 AUG -9 AM 11:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 939471