SUBSTITUTE TRUSTEE'S DEED BOOK 10069 PG 594

WHEREAS, by Deed of Trust dated the 15th day of May, 1985, and recorded in the Register's Office of Davidson County, Tennessee, at **Book 6566, Page 423**, Yon H. Burton conveyed to Michael L. Padalino, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **Clifton E. Darnell** was appointed Substitute Trustee by instrument of record at Book 9982, Page 131, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, said property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on April 25, May 2 and 9, 1996, in THE NASHVILLE RECORD, by which advertisement the sale was held on the 20th day of May, 1996, at the south entrance of the court house of Davidson County Tennessee in bar of the equities of redemption, dower, and homestead; and

WHEREAS, federal tax liens were filed against the subject property and timely notice was given to the United States pursuant to 26 U.S.C. § 7425(b), attached as **Exhibit "A"**.

WHEREAS the response of The United States is attached as **Exhibit "B"** and the sale of said property is sold subject to the rights of The United States to redeem said property as provided for in 26 U.S.C. § 7425(d)(1).

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 sale **GE Capital Mortgage Company, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $52,219.77; and

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by the said **GE Capital Mortgage Company, Inc.**, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **GE Capital Mortgage Company, Inc.**, a New Jersey Corporation, the following described real property situated in the County of Davidson, State of Tennessee:

Lot No. 10B of the Zone lot division of **Lot 10** of **Deer Meadows, Phase I,** as shown on plat of record in **Plat Book 6200, Page 91,** amending the plat of record in **Book 5800, Page 270,** in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. The last recorded Warranty Deed of record was filed at **Book 7657, Page 988** in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **GE Capital Mortgage Company, Inc.**, its successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

0187768
IDENTIF. & REFERENCE

96 JUN -3 AM 9:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

8106 06/03 0101 03CHECK 208.17

Witness my hand this 20th day of May, 1996.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 20th day of May, 1996.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 20th day of May, 1996, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES DEC. 21, 99

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $51,668.60, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 20th day of May, 1996.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES DEC. 21, 99

****

Title file #: CT 00278752
MS&P#: Felder 156.951321TN
GE Loan#: 718402753
Property Address: **3439 Tisdall Drive, Whites Creek, TN 37189**
Tax Parcel ID No. **Field Book 12DZ 96825, Map 49-15, Parcel 75**

THIS INSTRUMENT PREPARED BY & RETURN TO:
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, Tennessee 38105

Mail Tax Notices To and Property Owner:
GE Capital Mortgage Services, Inc.
c/o
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, TN 38105

MORRIS, SCHNEIDER & PRIOR, L.L.C.
ATTORNEYS AND COUNSELORS AT LAW
707 ADAMS AVENUE
MEMPHIS, TENNESSEE 38105

BOOK 10069 PG 596

CLIFTON E. DARNELL
Attorney at Law

(901) 522-1162
FAX 525-3084

April 23, 1996

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37203

Attn.: Patrick Bisson, Chief, Special Procedures Staff, MDP-148

RE: Individual(s): Harry Felder, SS# [redacted]-3317
Property Address: 3439 Tisdall Drive, Whites Creek, TN 37189
Legal Description: Lot No. 10B of the Zone lot division of Lot No. 10, Deer Meadows, Phase I, Plat Book 6200, Page 91.

Dear Mr. Bisson:

Please accept this letter as notice of a non-judicial sale of property concerning the above named individual(s) pursuant to Section 7425(c) of the Internal Revenue Code. I have enclosed copies of the following:

1. Notice of Federal Tax Lien(s) Form 668 filed in the Davidson Co. Register's Office at Book 9317, page 315, Book 9621, Page 821, Book 9621, Page 822 and Book 9675, page 16.
2. Deed by which the above obtained title.
3. Notice of Trustee's Sale giving the time, date, place, and terms of sale.

Approximate balance of principal, interest and late charges is: $48,000.00. Estimated foreclosure expenses are $1,500.00.

Also, please return an acknowledged receipt on the enclosed duplicate to the above address.

Sincerely,
MORRIS, SCHNEIDER & PRIOR, L.L.C.

Clifton E. Darnell

Enc.

EXHIBIT "a"

[redacted]

Internal Revenue Service

District
Director

Department of Treasury

P. O. Box 1107, MDP 148
Nashville, TN 37202

Person to Contact:
P. Jackson
Telephone Number:
(615) 736-2339
Refer Reply to:

[redacted]-3317
Date:
April 29, 1996

Mr. Clifton E. Darnell
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, TN 38105

BOOK 10069 PG 597

Re: Notice of Nonjudicial Sale

Taxpayer: Harry Felder
Property: 3439 Tisdall Drive, Whites Creek, TN 37189

Dear Mr. Darnell:

This is to acknowledge receipt of your correspondence dated 04-23-96, regarding the above named taxpayer. Your notice is considered adequate for a nonjudicial sale under the provisions of Section 7425(c) of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown in the heading of this letter.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487 from your local office or this office. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to us. If the sale is cancelled, please provide a brief explanation as to the reason.

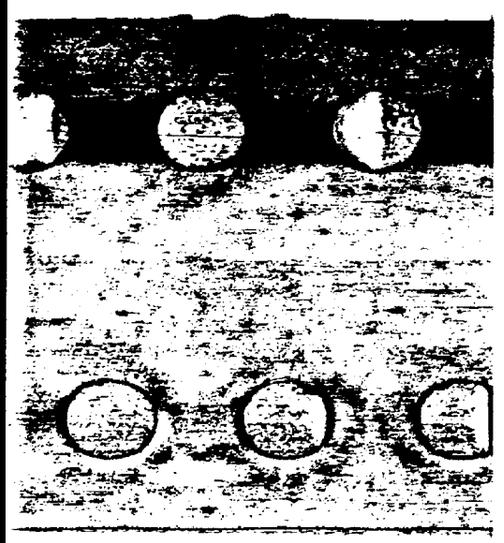
Thank you for your cooperation.

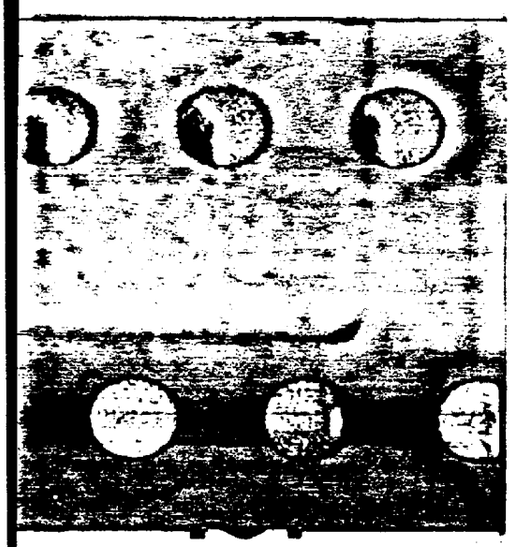
Sincerely,

Pat Bisson
Chief, Advisory Section

Enclosure

EXHIBIT "B"





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

RECEIVED OF _____

FOR _____

BOOK 10069 PG 598

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 51668.60
ERR CO
MAMT 51668.60-
CAMT 51668.60
CON TX 191.17
PRFEE 1.00
WDEED 16.00
TOTAL 208.17
CHECK 208.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/03/96 01 09:48 0001 8106

0187768
IDENTIF. ↑ REFERENCE

96 JUN -3 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045997