THIS INSTRUMENT PREPARED BY:
Reba Brown
LEWIS, KING, KRIEG & WALDROP, P.C.
Third National Financial Center
Ninth Floor
P. O. Box 198615
Nashville, Tennessee 37219

Map/Parcel numbers
Lot 48 - 52-8-149
Lot 72 - 52-7-118
Lot 73 - 52-7-117

SEND TAX BILLS TO:
Dennis Joslin
P.O. Box 1168
Dyersburg, TN 38025

BOOK 10120 PG 158

SUBSTITUTE TRUSTEE'S DEED

This Indenture made the 12th day of July, 1996, by and between Reba Brown, Substitute Trustee (party of the first part) and Dennis Joslin (party of the second part).

WITNESSETH:

WHEREAS, on the 29th day of September, 1987, Robert B. Huffine and wife Anna A. Huffine, did duly execute to Charles W. Bone, Trustee, a certain Deed of Trust, (which was duly recorded in the Register's Office for Davidson County, Tennessee, in Book 7469, Page 132), said deed of trust having been assigned to Dennis Joslin by Resolution Trust Corporation as Receiver for Investors Savings Bank, F.S.B., Nashville, Tennessee, by instrument of record in Book 9706, Page 801, Register's Office for Davidson County, Tennessee, whereby was conveyed a parcel of property which is described in the Deed of Trust as follows:

> Land in Davidson County, Tennessee, being Lot No. 48,72 and 73 on the Plan of Meadow Bend, Section Four, of record in Book 6250, page 949, said Register's Office , to which reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Bobby Huffine and Jerry C. Harlan by deed from T. Larry Edmondson, Trustee of record in Book 6491, page 129, said Register's Office. Also being part of the same property conveyed to Robert B. Huffine (being one and the same as Bobby Huffine) by deed from Jerry C. Harlan and wife, Wanda G. Harlan and Anna A. Huffine of record in Book 7381, page 572, said Register's Office.

AND WHEREAS, the first party was appointed Substitute Trustee by Substitution of Trustee dated the 1st day of May, 1996, which Substitution of Trustee was recorded in the Register's Office of Davidson County, Tennessee in Book 10053, Page 85, on the 17th day of May, 1996;

AND WHEREAS, the said Deed of Trust was for the purpose of securing a certain indebtedness in the principal amount of Fifty Thousand Dollars and 00/100 ($50,000.00), evidenced by a promissory note dated September 29, 1987, and subsequent renewals thereof payable to Investors Federal Savings Bank; said note having been renewed by renewal note dated September 28, 1988 in the principal amount of $45,000.00 and having been subsequently renewed by a promissory note dated January 31, 1989 in the principal amount of $45,450.00;

AND WHEREAS, the same was not paid at maturity, but default was made, and thereupon at the request of the beneficiary and said trust, the party of the first part hereto did advertise said property as provided for in said Deed of Trust in a newspaper published in Davidson County, Tennessee, to-wit: The Nashville Record, giving the time, place, and terms of sale;

AND WHEREAS, on the 12th day of July, 1996 at 12:00 noon at the front door of the Davidson County Courthouse in Nashville, Tennessee (the time and place fixed) the said property was offered for sale at public auction for cash in hand and in bar of all right of homestead, equity of

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY

redemption, statutory right of redemption, and all other rights and exemptions of every kind, including but not limited to a statutory right to an elective share in the property of the makers of said Deed of Trust as provided for therein and being primed for a reasonable time was finally struck off to the party of the second part hereto at its bid of Eighteen Thousand and no/100 Dollars ($18,000.00), the party of the second part being the highest and best bidder, which sum was in hand paid and identified as by said Deed of Trust directed and provided:

BOOK 10120 PG 159

NOW, THEREFORE, in consideration of the premises, and the sum so aforesaid bid and paid, the party of the first part hereto, Substitute Trustee does hereby bargain, sell, transfer and convey unto said party of the second part, the parcel or lot of land herein before described to have and to hold the same, together with all the hereditaments, improvements, buildings, easements and appurtenances thereon, and thereunto belonging and appertaining, as an inheritance and fee, and free from all right of homestead, equity of redemption, statutory right of redemption, and all other rights and exemptions of every kind, including but not limited to a statutory right to an elective share in the property of the makers of said Deed of Trust, and all persons claiming to and under them. The party of the first part affirms that, as Substitute Trustee, she is lawfully seized of said property, has good right to convey and will and does warrant unto said party, its heirs and assigns, the title of said property as against all persons claiming by, through, or under first party, but no further or otherwise.

Pursuant to TCA § 35-5-104(b), a copy of the notice provided to the United States and its written response thereto are attached as exhibits to this deed.

WITNESSETH the hand of the first party, the date and year first written.

Reba Brown

REBA BROWN
Substitute Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, REBA BROWN, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnesseth my hand at office this 12th day of July, 1996.

James L. Pogue III

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/21/96

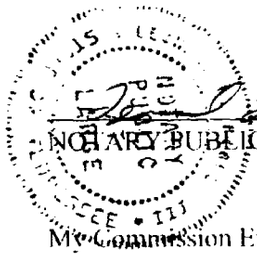
I hereby swear and/or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 18,000.00.

BOOK 10120 PG 160

Reba Brown
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this
12 day of July, 1996.



NOTARY PUBLIC

My Commission Expires: 9/12/96

\user:rb\investors\huffine\stdeed.712

0203276
IDENTIF. & REFERENCE

LEWIS, KING, KRIEG, WALDROP & CATRON, P.C.

ATTORNEYS - AT - LAW

SUNTRUST CENTER, NINTH FLOOR 424 CHURCH STREET POST OFFICE BOX 198615 NASHVILLE, TENNESSEE 37219
TELEPHONE 615/259-1366 FAX 615/259-1389

BOOK 10120 PG 161

REBA BROWN

June 17, 1996

HAND DELIVERED
Mr. John C. Stocker, District Director
ATTN: Chief, Special Procedures Section
Internal Revenue Service
801 Broadway, Stop #148
Nashville, Tennessee 37203

Re: Notice of Sale - Federal Tax Lien Serial Numbers 629504477
629508181
629603673

Dear Mr. Stocker:

Please be advised that pursuant to 26 USC § 7425 et seq., this letter is written to inform the Internal Revenue Service that I, Reba Brown, of Lewis, King, Krieg, Waldrop & Catron, P.C., SunTrust Center, Ninth Floor, 424 Church Street, Nashville, Tennessee 37219, as substitute trustee and not otherwise, acting upon the demand of Dennis Joslin, 315 West Court, Dyersburg, Tennessee 38024, the owner and holder of the indebtedness secured by a Deed of Trust executed on September 29, 1987 intend to sell on July 12, 1996 such real property, which is more accurately described of record in Book 7469, Page 132, Register's Office for Davidson County, Tennessee. Said Deed of Trust was assigned to Dennis Joslin by instrument of record in Book 9706, Page 801, Register's Office for Davidson County, Tennessee.

The property in question is in the Nashville district of the Internal Revenue Service. The name of the taxpayer is Huffine Electric Co., a partnership, Robert B. Huffine, partner, and Bernice H. Huffine, partner, and its address is 410 Russell Street, Nashville, Tennessee 37206-4156 and Bernice H. Huffine whose address is 837 General George Patton Road, Nashville, Tennessee. The notices of Federal Tax Lien were recorded on June 15, 1995, in the Davidson County Register of Deeds Office, of record in Book 9702, Page 979; on October 16, 1995 in the Davidson County Register of Deeds office, of record in Book 9827, Page 931; and on May 16, 1996 in the Davidson County Register of Deeds Office, of record in Book 10052, Page 273. Certified copies of said notices are attached hereto and made a part hereof.

A legal description of the land secured by this lien is as follows:

BOOK 10120 PG 162

Land in Davidson County, Tennessee, being Lot No. 48,72 and 73 on the Plan of Meadow Bend, Section Four, of record in Book 6250, page 949, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Bobby Huffine and Jerry C. Harlan by deed from T. Larry Edmondson, Trustee of record in Book 6491, page 129, said Register's Office. Also being part of the same property conveyed to Robert B. Huffine (being one and the same as Bobby Huffine) by deed from Jerry C. Harlan and wife, Wanda G. Harlan and Anna A. Huffine of record in Book 7381, page 572, said Register's Office.

The sale of the above-described real property will be made on July 12, 1996, at twelve o'clock noon (12:00 p.m.) at the front door of the Davidson County Courthouse in Nashville, Tennessee, to the highest bidder for cash, at public outcry.

The approximate amount of the principal obligation is $28,303.08. This amount does not include interest, which has accrued in the amount of $22,105.48 through June 3, 1996 (interest continues to accrue at the rate of $9.305 per day) and other expenses, such as legal expenses and selling costs, which are not yet known but which may be charged against the sale of the proceeds.

For your reference, I have enclosed a copy of our Notice of Substitute Trustee's Sale.

Sincerely,

LEWIS, KING, KRIEG, WALDROP & CATRON, P.C.

Reba Brown

Reba Brown

RB\lar
Enclosures
\user\rb\investors\huffine\stocker.603

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]-7407
Date:
June 27, 1996

Reba Brown
Attorneys -At-Law
Suntrust Center, Ninth floor
424 Church Street
P.O.Box 198615
Nashville, TN 37219

BOOK 10120 PG 163

Re: Notice of Nonjudicial Sale

Taxpayer: Bernice H. Huffine
Property: 837 Gen Geo Patton Rd., Nashville, TN 37221

Dear Mr. Brown:

This is to acknowledge receipt of your correspondence dated 06-17-96, 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.

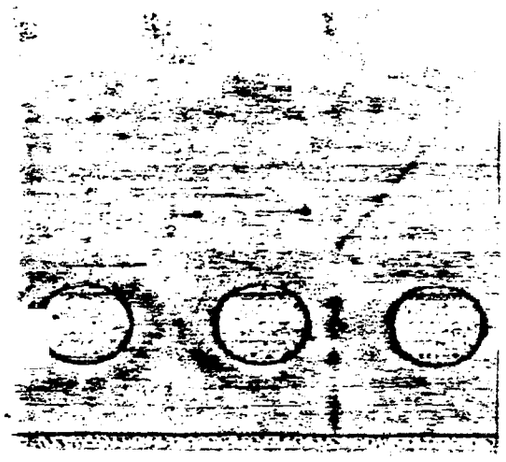
We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to us. If the sale is cancelled, please provide a brief explanation as to the reason.

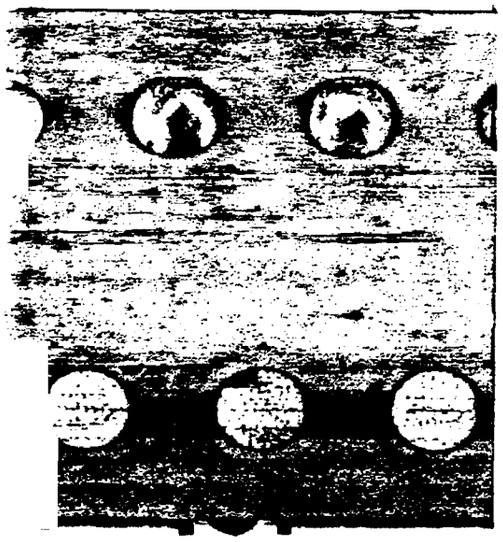
Thank you for your cooperation.

Sincerely,

Pat Bisson
Chief, Advisory Section

Enclosure





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

RECEIVED OF _____

FOR _____

BOOK 10120 PG 164

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

DAMT	18000.00
CON TX	66.60
PRFEE	1.00
WDEED	24.00
TOTAL	91.60
CHECK	91.60

07/12/96 01 16:27 0001 4913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02032 76
IDENTIF. # REFERENCE

96 JUL 12 PM 4:24

REGISTER
DAVIDSON CO. TN.

No. 1062599