This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 107-5-B 215

NO MORTGAGE
New Owner - Send Tax Bills:
GREAT FINANCIAL MORTGAGE
POST OFFICE BOX 20005
OWENSBORO, KY 42304-0005

BOOK 10156 PG 391

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Thirty-first day of October, 1986, STEPHEN R. JOSLEYN, was named Trustee in a Deed of Trust of even date executed by TAMORA DARLEEN LEAHEY, UNMARRIED AND MICHAEL ALAN LEAHEY, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $51,173.00, principal and interest at 9.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7133, Page 478, 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 9979, Page 58, 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: July 18, 1996 / July 25, 1996 / August 1, 1996, 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 14, 1996, 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 GREAT FINANCIAL MORTGAGE, POST OFFICE BOX 20005, OWENSBORO, KY, submitted the highest and best bid in the amount of $ 58,065.86 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to GREAT FINANCIAL MORTGAGE, 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 UNIT NO. 215 ON THE PLAN OF ADDITION TO FIVE OAKS PLANNED UNIT DEVELOPMENT AS OF RECORD IN PLAT BOOK 5200, PAGE 456, 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 DEBRA D. DALTON, UNMARRIED, BY DEED FROM TAMORA DARLEEN LEAHEY GILES AND HUSBAND, RANDALL R. GILES, AND MICHAEL ALAN LEAHEY OF RECORD IN BOOK 9480, PAGE 215, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 GREAT FINANCIAL MORTGAGE, 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 Fourteenth day of August, 1996.

I. DYKE TATUM
Substitute Trustee

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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 Fourteenth day of August, 1996.

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 $58,065.86.

Affiant

Subscribed and sworn to before me, this Fourteenth day of August, 1996.

Melanee 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

5960 08/14 0101 03CHECK 231.

EXHIBIT "A"

96-2098-LS (0048) TW21

BOOK 10156 PG 393

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

July 15, 1996

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

RE: Federal Tax Lien SERIAL NO.: 629601773,72221,629204004
ID # [redacted]-9540
DEBRA D. DALTON
215 OAK GROVE DRIVE, NASHVILLE, TN, 37217

Dear SIR OR MADAM

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 August 14, 1996 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 $47,514.41. The holder of the mortgage will at the sale bid in the property at approximate $ 55,671.33 , plus costs and fees of approximately $ 1,200.00 . Approximately $ 7,798.96 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

Received by: L. Vaughn

Date Received: 7-18-96

Enclosures

HAND DELIVERED

7-18-96 RR

02114463
IDENTIF. & REFERENCE
96 AUG 14 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "B"

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]-9540
Date:
July 19, 1996

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

BOOK 10156 PG 394

Re: Notice of Nonjudicial Sale

Taxpayer: Robert and Debra D. Dalton
Property: 215-Oak Grove Drive, Nashville, TN 37217

Dear Mr. Tatum:

This is to acknowledge receipt of your correspondence dated 07-15-96, 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.

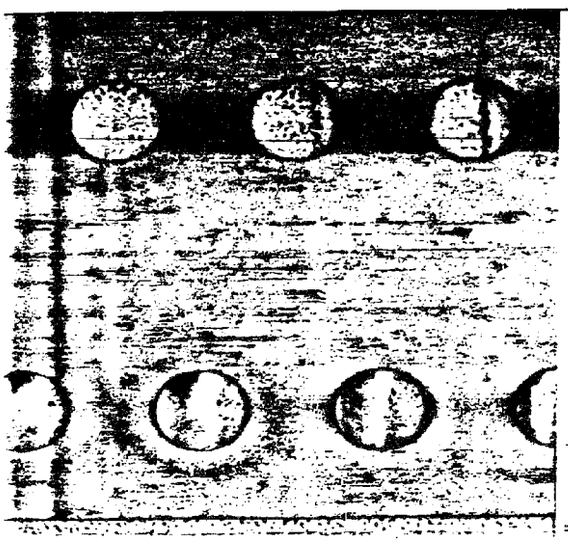
We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to us. If the sale is cancelled, please provide a brief explanation as to the reason.

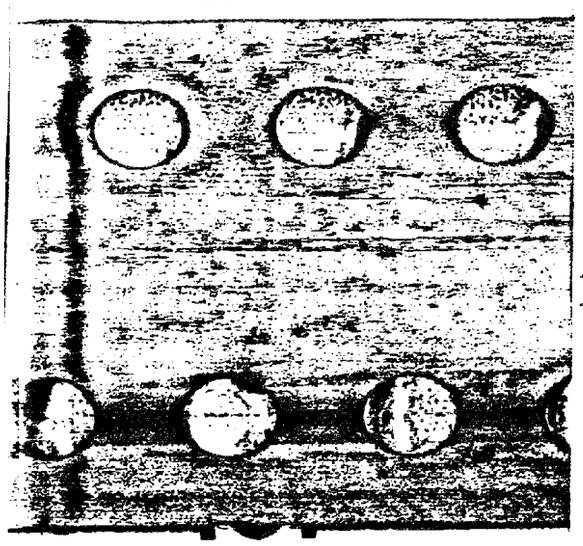
Thank you for your cooperation.

Sincerely,

Pat Bisson
Chief, Advisory Section

Enclosure





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

RECEIVED OF _____

FOR _____

BOOK 10156 PG 395

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 58065.86
				CON TX 214.85
				PRFEE 1.00
				WDEED 16.00
				TOTAL 231.85
				CHECK 231.85
			08/14/96 01	11:14 0001 6960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214463 IDENTIF. # REFERENCE

96 AUG 14 AM 11:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1019538