506

FROM: JAMES A. WAECHTER, III, SUCCESSOR TRUSTEE

TO: Claudia Robinson

Address New Owner:	Send Tax Bill:	Map-Parcel No.
	Same	Map 119-02
Claudia Robinson		Parcel 197
323 Wimploe Drive	owner	
Nashville, TN 37211		

This instrument prepared by: Stokes & Bartholomew, P.A., 3310 West End Avenue, Suite 410, Nashville, Tennessee 37203.

SUCCESSOR TRUSTEE'S DEED

THIS SUCCESSOR TRUSTEE'S DEED, made and entered into this 19th day of March, 1996, by James A. Waechter, III, acting as Successor Trustee as hereinafter provided, to Claudia Robinson.

W I T N E S S E T H:

WHEREAS, Kenneth B. Mullins and wife, Barbara R. Mullins executed a certain Deed of Trust, dated April 13, 1992, to M. Norris Jenkins, Trustee, of record in Book 8602, page 160, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), which conveyed certain real and personal property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated February 2, 1996, of record in Book 9938, page 592, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust, Claudia C. Robinson appointed James A. Waechter, III as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, as of February 20, 1996, at 8:00 a.m., Central Standard Time, the following tax liens were filed by the United States and the State of Tennessee: 1) State Tax Lien against Kenneth B. Mullins, individually and d/b/a Mullins Electric, of record in Book 8920, page 899; and 2) Federal Tax Lien against Kenneth Burton Mullins, Mullins Electric, of record in Book 9296, page 338, both of record in the Register's Office for Davidson County, Tennessee. Notice has been sent to the State of Tennessee and the Internal Revenue Service as required by statute (copies attached as Exhibits A and B collectively); and

assigns, a certain tract or parcel of land in Nashville, Davidson, County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 155 on the Map of Sterling Heights, Section 5, as of record in BOok 1835, page 37, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 155 fronts 75 feet on the northerly side of Jonell Drive and runs back between parallel lines 160.8 feet to a dead line in the rear.
>
> Being the same property conveyed to Kenneth B. Mullins and wife, Barbara R. Mullins by deed from Claudia C. Robinson, ummarried, of record in Book 8602, page 157, Register's Office for Davidson County, Tennessee, and the interest of Kenneth B. Mullins conveyed to Barbara Rusher, formerly Barbara R. Mullins, of record in Book 9513, page 569, said Register's Office. The said Barbara Rusher having since married and now is known as Barbara Rusher Vandergriff.

Together with all the buildings, improvements and fixtures located on the Property, and all replacements of and additions to the buildings, improvements and fixtures on the property, and together with the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of all or any part of the property, or for conveyance in lieu of condemnation.

This is improved property known as 64 Jonell Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claudia Robinson, their heirs and assigns, in as full and ample a manner as the said James A. Waechter, III, acting as Successor Trustee, has power to convey the same, but not further or otherwise.

Said property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens).

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain, Note secured by Deed of Trust (the "Note"), dated April 13, 1992, executed by Kenneth B. Mullins and wife, Barbara R. Mullins, payable to the order of Claudia C. Robinson and in the Deed of Trust, which secures the indebtedness therein described; the said indebtedness so secured being, among others the Note; and

WHEREAS, the entire indebtedness evidenced by the Note, and secured by the Deed of Trust, is past due and unpaid, and payment not having been made as demanded, and the owner and holder of said indebtedness having requested said Successor Trustee to foreclose the Deed of Trust as provided therein, the Successor Trustee, after advertisement of sale was duly published in The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on February 22, 1996, February 29, 1996 and March 7, 1996 as required by law and by the terms of the Deed of Trust offered the real and personal property securing the Note for sale at public outcry in the hallway inside the front door of the Courthouse, Nashville, Davidson, County, Tennessee, on Tuesday, March 19, 1996, at 12:00 o'clock noon, free from the equity of redemption, homestead, dower, including the statutory right of redemption, including but not limited to Re: T.C.A. 66-8-101 thru 66-8-114, and all other exemptions of every kind, all of which are expressly waived in said Deed of Trust, when and where Claudia Robinson

became the highest and best bidder for cash at the price of Fourty One Thousand One Hundred Twelve and 00/100 Dollars Dollars ($ 41,112.00).

NOW, THEREFORE, in consideration of the premises, and of the sum of Fourty One Thousand One Hundred Twelve and 00/100 Dollars Dollars ($ 41,112.00) cash in hand paid, James A. Waechter, III, acting as Successor Trustee, has bargained and sold, and by these presents does hereby transfer, assign, and convey unto Claudia Robinson their heirs and

IN WITNESS WHEREOF, the said James A. Waechter, III, acting as Successor Trustee, has hereunto set his hand as of the day and year first above written.

James A. Waechter, III
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, James A. Waechter, Successor Trustee, the within named 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, at office, this 19th day of March, 1996.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires:
Mar 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $ 46,112.00.

Affiant

Sworn to and subscribed before me this 19th day of March, 1996.

Notary Public

M L MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires:
Mar. 20, 1996

1374 08/27 0101 03CHECK 193.12

BOOK 10168 PG 866

EXHIBIT A

BANKERS TITLE

Telephone: (615) 292-5900
Facsimile: (615) 297-2260

Bankers Title & Escrow Corporation

CKC 2/15/96

February 15, 1996

HAND-DELIVERED

Director, Collections Division
Department of Revenue
Andrew Jackson State Office Building
500 Deaderick Street
Room 930
Nashville, Tennessee 37219

Attention: Mr. Wilbur Hooks

RE: Foreclosure Sale
Taxpayer: Kenneth B. Mullins, Individually
and D\B\A Mullins Electric

Dear Mr. Hooks:

We represent Claudia C. Robinson, and are writing to advise you that upon instructions from our client, we will commence foreclosure proceedings immediately on the property described in the attached foreclosure notice, and the foreclosure sale is scheduled for Tuesday, March 19, 1996 at 12:00 Noon.

1. NAME AND ADDRESS OF PERSON SUBMITTING NOTICE: James A. Waechter, III, Stokes & Bartholomew, P. A., 3310 West End Avenue, Suite 410, Nashville, Tennessee 37203.

2. NOTICE OF STATE TAX LIEN: A copy of the Notice of State Tax Lien, State of Tennessee, Lien I.D. 380-261, Lien Number 3-0560, of record in Book 8920, page 899, Register's Office for Davidson County, Tennessee, is attached containing the name and address of taxpayer, and date and place notice of lien was filed.

3. ADDRESS OF REAL PROPERTY: 64 Jonell Drive, Nashville, Tennessee. The legal description of said property is contained in the notice of foreclosure sale, which is enclosed herewith. An abstract of title is not available at this time.

4. SALE DATE, TIME, PLACE AND TERMS: The date, time, place and terms of the sale of the property are contained in the enclosed foreclosure sale notice.

5. DESCRIPTION OF DEBT AND SALE EXPENSES: As of February 1, 1996, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, including interest is $39,941.00. The per diem rate of interest for every day after that date is $7.71. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds, are estimated to be approximately $1,171.00.

6. INSTRUMENT BEING FORECLOSED. The instrument being foreclosed is a deed of trust of record in Book 8602, page 160, Register's Office for Davidson County, Tennessee. A copy is enclosed.

PLEASE ACKNOWLEDGE RECEIPT OF THIS NOTICE ON THE ENCLOSED COPY OF THIS LETTER AND RETURN IT TO MY ATTENTION.

If you require any additional information with respect to this matter, please advise.

Sincerely,

BANKERS TITLE & ESCROW CORPORATION

James A. Waechter, III, Esq.

enclosures

MAI

BOOK 10168 PG 868

State of Tennessee
Department of Employment Security
Nashville Tennessee 37245-3845
615/741-5103

NOTICE OF TAX LIEN

Employer
KENNETH B MULLINS, INDIVIDUALLY
AND D/B/A MULLINS ELECTRIC
62 JONELL DR
NASHVILLE TN 37211

Account Number 380-261
Lien Number 3-0560 PAGE 1
DAVIDSON COUNTY

Pursuant to the provisions of T.C.A. §50-7-404 et. seq., a lien exists in favor of the State of Tennessee Department of Employment Security upon all property and all rights, title and interest in property acquired either prior to or subsequent to the filing of this notice, belonging to the hereinafter named employer. Notice is hereby given that there have been assessed premiums, penalty, and interest against the said employer, which after demand for payment thereof remain unpaid. The amount of said premiums, penalty, interest, and costs either previously accrued or to accrue in the future without payment, constitutes the amount of said lien.

Periods for which premiums (taxes), interest, penalties, and fees have been assessed, and the amounts thereof, are as follows:

Q/YR	TAX DUE	INTEREST THROUGH	PENALTY DUE	FILING FEE
3/92	$ 1,406.25	04/30/93 $ 130.97	$ 10.00	$ 8.00
			7245 04/20 0101 030 CHECK	8.00
			TOTAL:	$ 1,555.22

Witness my hand at Nashville, Tennessee, on the 2ND day of APRIL, 19 93

This instrument was prepared by the Tennessee Department of Employment Security, State of Tennessee.

JAMES A. DAVENPORT
Commissioner of Employment Security

By _____
Delegate of Commissioner
EUGENE JOHNS

FOR REGISTER USE ONLY — PRINT OR STAMP

BOOK NO:
PAGE NO: BOOK 8920 PAGE 839
REGISTER:

DATE:
TIME:
BY:

Apr 28 11 02 AM 1993
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
1204

REGISTER COPY

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

Telephone: (615) 292-5900
Facsimile: (615) 297-2260

Bankers Title & Escrow Corporation

EXHIBIT B

February 14, 1996

HAND-DELIVERED

District Director
Internal Revenue Service
U. S. Courthouse, Room 441
P. O. Box 1107
Nashville, Tennessee 37202

Attention: Chief, Special Procedure Staff

RE: Foreclosure Sale
Taxpayer: Kenneth Burton Mullins
Mullins Electric

Dear Mr. Hooks:

We represent Claudia C. Robinson, and are writing to advise you that upon instructions from our client, we will commence foreclosure proceedings immediately on the property described in the attached foreclosure notice, and the foreclosure sale is scheduled for Tuesday, March 19, 1996 at 12:00 Noon.

Pursuant to Secton 7425(c) of the Internal Revenue Code with respect to notice of non-judicial sales of property subject to United States liens, we are submitting the following information:

1. NAME AND ADDRESS OF PERSON SUBMITTING NOTICE: James A. Waechter, III, Stokes & Bartholomew, P. A., 3310 West End Avenue, Suite 410, Nashville, Tennessee 37203.

2. NOTICE OF STATE TAX LIEN: A copy of the Federal Tax Lien, State of Tennessee, Form 668, is attached containing the name of The Internal Revenue District, name and address of taxpayer, and date and place notice of lien was filed. The notice is of record in Book 9296, page 338, (No. 62-1481497) Register's Office for Davidson County, Tennessee.

3. ADDRESS OF REAL PROPERTY: 64 Jonell Drive, Nashville, Tennessee. The legal description of said property is contained in the notice of foreclosure sale, which is enclosed herewith. An

abstract of title is not available at this time. BOOK 10168 PG 870

4. SALE DATE, TIME, PLACE AND TERMS: The date, time, place and terms of the sale of the property are contained in the enclosed foreclosure sale notice.

5. DESCRIPTION OF DEBT AND SALE EXPENSES: As of February 1, 1996, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, including interest is $39,941.00. The per diem rate of interest for every day after that date is $7.71. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds, are estimated to be approximately $1,171.00.

6. INSTRUMENT BEING FORECLOSED. The instrument being foreclosed is a deed of trust of record in Book 8602, page 160, Register's Office for Davidson County, Tennessee. A copy is enclosed.

PLEASE ACKNOWLEDGE RECEIPT OF THIS NOTICE ON THE ENCLOSED COPY OF THIS LETTER AND RETURN IT TO MY ATTENTION.

If you require any additional information with respect to this matter, please advise.

Sincerely,

BANKERS TITLE & ESCROW CORPORATION

James A. Waechter

James A. Waechter, III, Esq.

enclosures

96 AUG 27 PM 12:16
DAVIDSON COUNTY, TN.

02218606
IDENTIF. + REFERENCE

33809

Form 668 (Y) (Rev. October 1993)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

REFERENCE

District	Serial Number	For Optional Use by Recording Office
Nashville, TN	622402002	93 MAR 31 AM 11:51 REGISTER DAVIDSON COUNTY, TN.

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

BOOK 10168 PG 871

Name of Taxpayer KENNETH BURTON MULLINS
MULLINS ELECTRIC

BOOK 9296 PAGE 338

Residence 2409 WINFORD AVE
NASHVILLE, TN 37211-2145

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
941	06/30/92	62-1481497	10/05/93	11/03/03	10372.56
941	12/31/92	62-1481497	09/27/93	10/27/03	10660.55
941	03/31/93	62-1481497	09/27/93	10/27/03	7109.02
941	06/30/93	62-1481497	11/01/93	12/01/03	4277.85
941	09/30/93	62-1481497	03/14/94	04/13/04	3074.02
				8380 03/31 0101 03CHECK	8.00
Place of Filing: Register of Deeds, Davidson County, Nashville, TN 37219				Total	$ 30576.00

This notice was prepared and signed at Nashville, TN, on this,

the 24th day of March, 19 93.

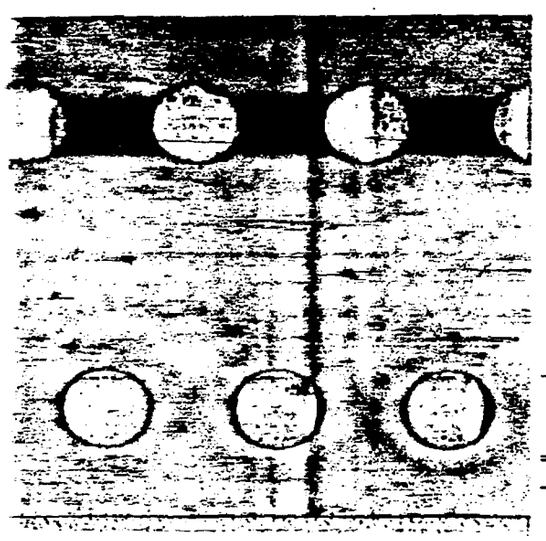
Signature for William [illegible] Title Revenue Officer 62-01-1433

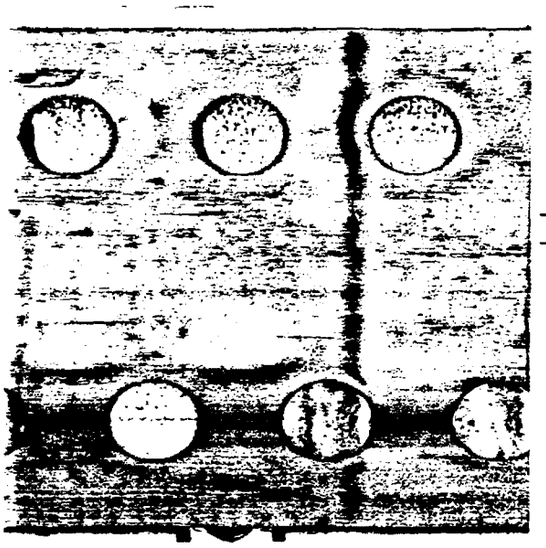
(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668 (Y) (Rev. 10-93)

RECORDERS 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 10168 PG 872

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	41112.00
CON TX	152.12
PRFEE	1.00
WDEED	40.00
TOTAL	193.12
CHECK	193.12

08/27/96 01 12:18 0001 1374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218606
IDENTIF. # REFERENCE

96 AUG 27 PM 12: 16

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1023912