39-B

Prepared by:
Kenneth M. Ballew, Atty
30 Burton Hills Blvd., Suite 240
Nashville, TN 37215

BOOK 10223 PG 257

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Seifullah Abdullah and wife Kathy D. Abdullah executed an Installment Deed dated July 17, 1992 to Bob Herman, Trustee, to secure the payment of a Promissory Note payable to Joseph W. Morris and wife Joyce Morris, said instrument being of record in Book 9008, page 386, Register's Office for Davidson County , Tennessee; and

WHEREAS, said note holders appointed Kenneth M. Ballew of Davidson County, Tennessee as Successor Trustee under said Installment Deed by instrument of record in Book 10142, Page 885, Register's Office for Davidson County; and

WHEREAS, default having been made in the payment of the debt and the performance of the debt and obligations secured by said Installment Deed of Trust, the holders of said indebtedness requested that the undersigned Successor Trustee advertise and sell the subject property conveyed by said Installment Deed according to the terms therein; and

WHEREAS, in accordance with said request, the undersigned Successor Trustee did advertise for sale the subject property accordingly, said sale having been advertised for Friday, October 11, 1996 at twelve o'clock noon at the south door of the Davidson County Courthouse in Nashville, Tennessee, at which time and place said subject property was offered for sale and sold to the highest bidder for cash; and

WHEREAS, the highest and best bid at the sale was made by Joseph W. Morris and wife Joyce A. Morris, to wit, a bid of $169,062.53 for said property, which bid was then and there accepted by the undersigned Successor Trustee.

NOW, THEREFORE, in consideration of the payment of $169,062.53 receipt of which is acknowledged and which amount less the expenses of said sale, has been applied toward the payment and satisfaction of the debt secured by said Installment Deed, the undersigned Successor Trustee hereby bargains, sells, transfers, conveys and confirms unto Joseph W. Morris and wife Joyce A. Morris, (Grantees) the following property:

Land in Davidson County, Tennessee, Being Lot No. 36 on the Plan of River Park Estates, as of record in Book 6250, page 658, and as amended in Book 6785, Page 427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Also being known as: 8208 Poplar Creek Road, Nashville, Tennessee, 37221.

TO HAVE AND TO HOLD unto said Grantees, their heirs and assigns, in fee simple forever. The conveyance of said property is subject to unpaid property taxes, assessments, subdivision restrictions and by-Laws, recorded plans, and any and all matters and encumbrances superior in right to the lien of the aforesaid Installment Deed, and to any redemptive rights of any taxing authority by reason of any tax liens.

Pursuant to Tenn. Code Ann. 35-5-104, the undersigned represents that the land described herein is conveyed subject to rights of the United States to redeem as provided in 26 U.S.C. 7425. Attached hereto as exhibit A is a copy of the Notice provided pursuant to 26 U.S.C. 7425 (b) and (d), along with the written response of the United States.

IN WITNESS WHEREOF, Kenneth M. Ballew, as successor Trustee, and not otherwise, has hereunto ~~set his~~ hand this the 11th day of October, 1996.

Kenneth M. Ballew
Successor Trustee

State of Tennessee
County of Davidson

On this the 11th day of October, 1996, before me the undersigned Notary Public appeared Kenneth M. Ballew in his capacity as Successor Trustee, and who executed the foregoing instrument for the purpose contained therein, and who further acknowledged the execution of the same.

Witness my hand and official seal.

Notary Public: Tami A. Boschee

My Commission Expires: May 23, 1998

Address of New Owners:	Send Tax Bills To:	Map & Parcel
Joseph W. Morris Joyce A. Morris 7454 Huntwick Trail Nashville, TN 37221	SAME	155-3-B-36CO

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $169,062.53.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 1996.

Notary Public: Tami A. Boschee

My Commission Expires: 5/23/98

KENNETH M. BALLEW
ATTORNEY AT LAW

BOOK 10223 PG 259

30 BURTON HILLS BLVD., SUITE 240
NASHVILLE, TENNESSEE 37215

TELEPHONE (615)665-9966
FAX (615)665-9967

September 5, 1996

VIA: Certified Mail
Return Receipt Requested

Internal Revenue Service
District Director
801 Broadway, MDP #148
Nashville, TN 37203

Re: Victor Adbullah
SS# [redacted]-4541
8208 Poplar Creek Road
Nashville, TN 37221

Dear Sir:

I represent Joseph W. Morris and wife Joyce Morris, the lawful holders of the indebtedness secured by the Installment Deed executed by the above referenced tax payer. A copy of the Installment Deed is enclosed for your convenience. The indebtedness is in default, and the holders have placed same in my hands for a nonjudicial sale. This letter is to give you notice pursuant to Section 7425(b) and (c) of the Internal Revenue Code.

The name and address of the person submitting the notice of sale is Kenneth M. Ballew, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215, attorney for the holder of the indebtedness.

The property affected by the notice is located in Davidson County, Tennessee, and is more particularly described in said Installment Deed, copy enclosed. The date of the sale of the property is October 11, 1996 at twelve o'clock noon at the south door of the Davidson County Courthouse in Nashville, TN. The terms of the sale are for cash to the highest bidder. The approximate amount of the principle obligation of said Deed of Trust and interest due is $166,800.00. The attorney's fee is estimated to be $850.00, the cost of advertising the sale is estimated to be $250.00 and the cost of recording the Appointment of Successor Trustee is $8.00, and recording the Substitute Trustee's Deed is estimated at $650.00.

Copies of the Notice of Federal Tax Lien recorded in Book 10061, Page 523, Register's Office for Davidson County, Tennessee, are enclosed as required under the provisions of 26U.S.C. 1725. Also enclosed is a copy of the advertisement of sale which will appear in the Nashville Record on September 19 & 26, and October 3, 1996.

I have enclosed the original and a duplicate of this notice. Please acknowledge the receipt of the original. If there is any additional information that I can furnish, please advise.

Sincerely,

Kenneth M. Ballew

KMB/tb
Enclosures

CC: Joseph W. Morris
Joyce Morris

96 OCT 11 PM 12:12
ELLEN C. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

0235254
IDENTIF. A REFERENCE

7114 10/11 0101 03CHECK 644.54

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]-4541
Date:
September 18, 1996

Mr. Kenneth M. Ballew
Attorney At Law
30 Burton Hills Blvd., Suite 240
Nashville, TN 37215

BOOK 10223 PG 261

Re: Notice of Nonjudicial Sale

Taxpayer: Victor Adbullah
Property: 8208 Poplar Creek Road, Nashville, TN 37221

Dear Mr. Ballew:

This is to acknowledge receipt of your correspondence dated 09-05-96, 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.

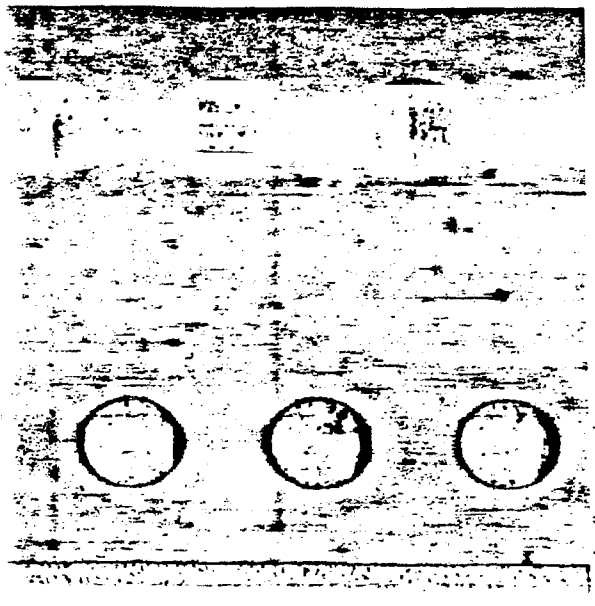
Thank you for your cooperation.

Sincerely,

Pat Bisson
Chief, Advisory Section

Enclosure

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

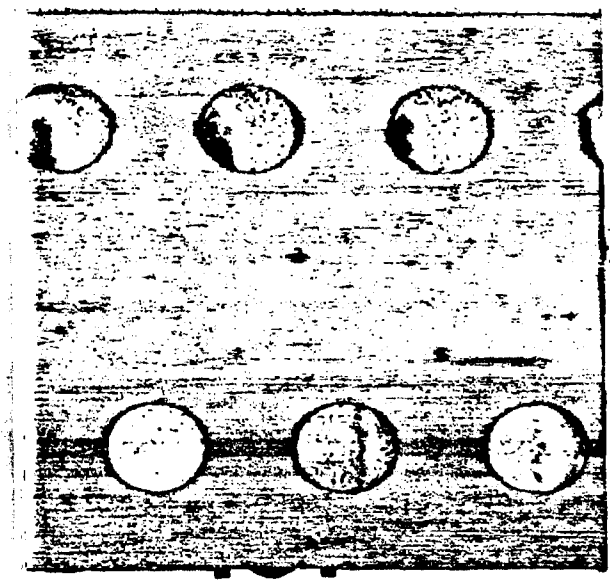
RECEIVED OF _____

FOR _____

BOOK 10223 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



CAMT
169062.53
CON TX 625.54
PRFEE 1.00
WDEED 8.00
TOTAL 634.54
CHECK 634.54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/11/96 01 12:17 0001 9114
WDEED 8.00
WDEED 20.00
TOTAL 12.00
CHECK 12.00
10/11/96 01 12:25 0001 9119

TOTAL 64654

0235254
IDENTIF. ↑ REFERENCE

96 OCT 11 PM 12:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1076163

No. [redacted]