THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (SLW)
3305 West End Avenue
Nashville, Tennessee 37203

BOOK 10302 PG 307

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Heritage Equities, Inc. P. O. Box 50971 Nashville, TN 37205	New Owner	142-8-98

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollar ($1.00), the receipt of which is hereby acknowledged, John M. Baird, Successor Trustee, hereinafter called "Grantor," acting as Successor Trustee, only, has this day bargained and sold, and does hereby transfer and convey unto HERITAGE EQUITIES, INC., hereinafter called "Grantee," and its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of the Plan of Coronada, a Condominium, Phase IV, as of record in Book 5200, page 217, said Register's Office, the part hereby described being:
>
> Unit No. 98 on said Plan, located at 312 Chimney Hill, as shown in and described by the Master Deed, as amended, establishing a Horizontal Property Regime of Coronada, a Condominium, Phase IV.
>
> Being the same property conveyed to Paul C. Alexander by deed from Joyce B. Hobbs, of record in Book 7178, page 900, Register's Office for said county.

This is improved property 312 Chimney Hill, Nashville, Tennessee 37221.

This conveyance is made pursuant to the powers conferred upon Grantor by that Deed of Trust ("Deed of Trust") executed October 15, 1987, by Paul C. Alexander to John B. Hardcastle, Trustee, appearing of record in Book 7396, page 115, Register's Office for Davidson County, Tennessee, with the Grantor having been appointed Successor Trustee by an instrument of record in Book 10260, page 634, said Register's Office. As set forth in that Notice of Foreclosure Sale, a copy of which is attached hereto as Exhibit "A," published pursuant to the Deed of Trust and applicable law in the Nashville Record on November 21, 1996, November 28, 1996 and December 5, 1996, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the above-described property was scheduled for Tuesday, December 17, 1996, at 11:15 a.m., at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. At that time, the foreclosure sale was held and concluded as provided in the foreclosure notice, with the Grantee constituting the highest bidder at such sale.

The United States of America claims a lien against the Property pursuant to 28 U.S.C. § 6321 as set forth in that Notice of Federal Tax Lien of record in Book 8869, page 866, Book 9229, page 663 and Book 9986, page 985, Register's Office for Davidson County, Tennessee. The notice required by 28 U.S.C. § 7425(b) has been timely given in order for the Property not to be subject to such lien or claim of lien. A copy of the notice provided to the United States of America and the response, if any, is attached hereto as Exhibit "B." The Property is subject to the right of the

United States of America to redeem the Property as more fully set forth in 28 U.S.C. § 7425(d)(1).

TO HAVE AND TO HOLD the said Property with all appurtenances, estate, title and interest thereto belonging to the said Grantee, and its successors and assigns, forever. Grantor, solely in Grantor's fiduciary capacity as Successor Trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever are claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 27th day of December, 1996.

"GRANTOR"

John M. Baird, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jennifer R. Frey, a Notary Public for the state and county aforesaid, John M. Baird, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 1996.

Notary Public

My Commission Expires:

November 27, 1999

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $82,500.00.

Affiant

SUBSCRIBED and sworn to before me, this 27th day of December, 1996.

Notary Public

My Commission Expires:

November 27, 1999

Exhibit "A"

BOOK 10302 PG 309

NOTICE OF FORECLOSURE SALE

Default having occurred under that Deed of Trust (the "Deed of Trust") dated October 15, 1987, executed by Paul C. Alexander ("Grantor"), to John B. Hardcastle, Trustee, the Deed of Trust being of record in Book 7396, page 115, Register's Office for Davidson County, Tennessee; and John M. Baird, having been duly appointed Successor Trustee by instrument of record in Book 10260, page 634, said Register's Office;

NOW, THEREFORE, I, John M. Baird, as Successor Trustee and not otherwise, acting upon the demand of First Union National Bank of Tennessee, which is the lawful owner and holder of the indebtedness secured by the Deed of Trust, will, on

Tuesday, December 17, 1996

at 11:15 a.m. (eleven fifteen o'clock in the morning) at the South door of the Davidson County Courthouse in Nashville, Tennessee, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of the Plan of Coronado, a Condominium, Phase IV, as of record in Book 5200, page 217, said Register's Office, the part hereby described being:
>
> Unit No. 98 on said Plan, located at 312 Chimney Hill, as shown in and described by the Master Deed, as amended, establishing a Horizontal Property Regime of Coronado, a Condominium, Phase IV.
>
> Being the same property conveyed to Paul C. Alexander by deed from Joyce B. Hobbs, of record in Book 7178, page 900, Register's Office for said county.

The street address of the Property is: 312 Chimney Hill, Nashville, Tennessee 37221.

The map/parcel number of the Property is 142-8-98.

The United States of America claims a lien against the Property pursuant to 28 U.S.C. § 6321 as set forth in that Notice of Federal Tax Liens of record in Book 8869, page 866, Book 9229, page 663 and Book 9986, page 985, Register's Office for Davidson County, Tennessee. The notice required by 28 U.S.C. § 7425(b) has been timely given in order for the Property not to be subject to such lien or claim of lien. The Property, however, after this foreclosure sale, shall be subject to the right of the United States of America to redeem the Property as more fully set forth in 28 U.S.C. § 7425(d)(1).

The Property sold pursuant to this Notice shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions,

building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, announce different or additional terms pursuant to which the sale of the Property shall be conducted.

This 18 day of November, 1996.

John M. Baird, as Successor Trustee, and not otherwise
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

WHITE & REASOR

By: Steven L. West
Steven L. West, Attorneys for Successor Trustee

Insertion dates: November 21, 1996, November 28, 1996, and December 5, 1996

Newspaper for Publication: Nashville Record

Exhibit "B"

BOOK 10302 PG 311

LAW OFFICES
WHITE & REASOR
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

DAVID J. WHITE, JR.
CHARLES B. REASOR, JR.
JOHN M. BAIRD
DUDLEY M. WEST
VAN P. EAST, III
STEVEN L. WEST

TELEPHONE: (615) 383-3345
FACSIMILE: (615) 383-5534
(615) 383-9390

November 19, 1996

District Director
INTERNAL REVENUE SERVICE
801 Broadway
Nashville, Tennessee 37203
Attention: Chief, Special Procedures Staff

VIA MESSENGER

Re: Section 7425 Notice of Sale

Gentlemen:

This firm represents First Union National Bank of Tennessee which holds a note executed by Paul C. Alexander dated October 15, 1987, in the original principal amount of $75,000.00, as modified and extended and/or renewed. Said Note is secured by a Deed of Trust dated October 15, 1987 and recorded in Book 7396, page 115, Register's Office of Davidson County, Tennessee. The Note is in default and demand for payment of the default has been made, but such demand has not been honored. The holder of the Note and Deed of Trust, therefore, has declared the Note to be in default so that full payment of the Note is now required and has demanded that the property covered by the Deed of Trust, and hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

It is our understanding that the Internal Revenue Service has filed a notice of federal lien against the property. Therefore, this notice is being submitted to you pursuant to Section 7425 of the Internal Revenue Code of 1954, as amended, as follows:

1. This notice is submitted by John M. Baird, Successor Trustee, 3305 West End Avenue, Nashville, Tennessee 37203, on behalf of First Union National Bank of Tennessee.

2. The Nashville District of the Internal Revenue Service has filed a Notice of Federal Tax Lien ("First Tax Lien Notice") against Paul C. and Sobra W. Alexander, in the amount of $46,727.74. The address of the taxpayer as shown on the First Tax Lien Notice is Post Office Box 24405, Nashville, Tennessee. The First Tax Lien Notice bears an illegible Serial Number and an illegible date, and is of record in Book 8868, page 866, Register's Office of Davidson County, Tennessee, having been recorded at said

Register's Office on February 19, 1993. A copy of the First Tax Lien Notice is enclosed herewith for your convenience.

3. The Nashville District of the Internal Revenue Service has filed a Notice of Federal Tax Lien ("Second Tax Lien Notice") against Paul C. and Sobra Alexander, in the amount of $37,983.16. The address of the taxpayer as shown on the Second Tax Lien Notice is 312 Chimney Hill Drive, Nashville, Tennessee 37221. The Second Tax Lien Notice bears Serial Number 629400562, was dated January 20, 1994, and is of record in Book 9229, page 663, Register's Office of Davidson County, Tennessee, having been recorded at said Register's Office on January 26, 1994. A copy of the Second Tax Lien Notice is enclosed herewith for your convenience.

4. The Nashville District of the Internal Revenue Service has filed a Notice of Federal Tax Lien ("Third Tax Lien Notice") against Southside Medical Group, Paul C. Alexander General Partner, in the amount of $8,727.43. The address of the taxpayer as shown on the Third Tax Lien Notice is 1900 12th Avenue South, Nashville, Tennessee 37203. The Third Tax Lien Notice bears Serial Number 629602121, was dated March 12, 1996, is of record in Book 9986, page 985, Register's Office of Davidson County, Tennessee, having been recorded at said Register's Office on March 21, 1996. A copy of the Third Tax Lien Notice is enclosed herewith for your convenience.

5. The street address of the property affected by this notice is 312 Chimney Hill Drive, Nashville, Tennessee 37221, Tennessee, said property being more particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being part of the Plan of Coronado, a Condominium, Phase IV, as of record in Book 5200, page 217, said Register's Office, the part hereby described being:
>
> Unit No. 98 on said Plan, located at 312 Chimney Hill, as shown in and described by the Master Deed, as amended, establishing a Horizontal Property Regime of Coronado, a Condominium, Phase IV.
>
> Being the same property conveyed to Paul C. Alexander by deed from Joyce B. Hobbs, of

record in Book 7178, page 900, Register's Office for said county.

4. The real property herein described will be sold at public auction for cash on Tuesday, December 17, 1996, at 11:15 a.m. at the South door of the Davidson County Courthouse in Nashville, Tennessee. Enclosed herewith is a copy of the Notice of Foreclosure.

5. The approximate amount of principal indebtedness on the Note is $52,429.12 with accrued interest in the amount of $3,081.72 as of November 15, 1996. Accordingly, the total indebtedness secured by the Deed of Trust is approximately $55,510.84, plus the expenses and attorney's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $2,500.00.

The property herein described is also subject to the following encumbrances:

(i) Notice of Lien in favor of Coronada Condominium Association, Inc. as of record in Book 7496, page 293, Register's Office for Davidson County, Tennessee;

(ii) Notice of Lien in favor of Coronada Condominium Association, Inc. as of record in Book 8137, page 737, said Register's Office;

(iii) Master Deed Establishing a Horizontal Property Regime of Coronada, A Condominium, of record in Book 4901, page 679, said Register's Office, as amended by documents of record in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, Book 5869, page 269, said Register's Office; and

(iv) Bylaws of Coronada Condominium Association, Inc. of record in Book 4901, page 702, said Register's Office.

Please accept this letter as the twenty-five (25) day notice required by Section 7425 of the Internal Revenue Code of 1954, as amended, which notice must be given to the Secretary of the Treasury or his delegate. Please advise me immediately of any deficiency in this notice.

Very truly yours,

WHITE & REASOR

John M. Baird

JMB/jrf

Enclosures

Personal Service Accepted:

By: _____
Date: _____

Nashville District
Nashville
Walk-In

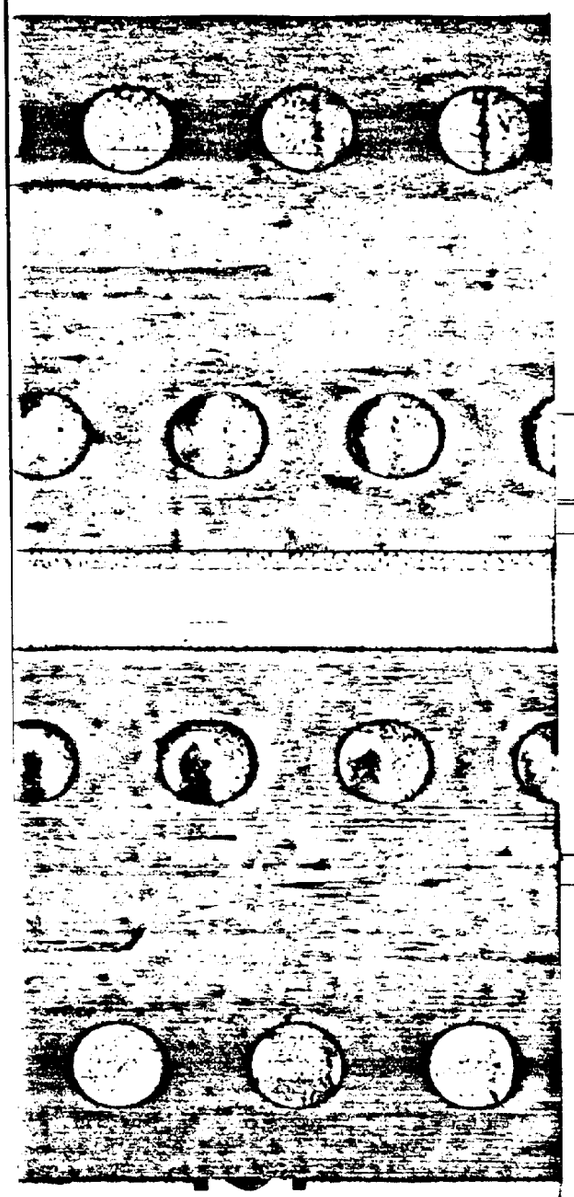
RECEIVED
NOV 19 1996

Internal Revenue Service
Stop 42
801 Broadway,
Nashville, TN 37203

0259324
IDENTIF. + REFERENCE

96 DEC 27 PM 12:31
DAVIDSON COUNTY, TN.

9609 12/27 0101 03CHECK 338.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10302 PG 315

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 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 32.00
TOTAL 338.25
CHECK 338.25

12/27/96 01 12:31 0001 9609

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259324
IDENTIF. ↑ REFERENCE

96 DEC 27 PM 12:31

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

No. 1102170