RE-RECORD

BOOK 10460 PG 160

SUCCESSOR TRUSTEE'S DEED

BOOK 10458 PG 113

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Carol Menuez Barach 541 Hickory Trail Drive Nashville, Tennessee 37209	83-9-66	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WHEREAS, **Wesley S. Reagan** and wife, **Debbie F. Reagan**, by Deed of Trust (the "Deed of Trust") dated August 21, 1995, transferred and conveyed to Andrea C. Barach, Trustee, the property described in Exhibit A hereto (the "Property") (the Deed of Trust being of record in Book 9768, page 441, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 10447, page 710, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock (11:00 a.m.), May 16, 1997, at the Davidson County Courthouse, Nashville, Tennessee when and where Carol Menuez Barach ("Grantee"), became the last and highest bidder for cash at the price of Fifty Thousand and No/100 Dollars ($50,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

The United States 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 10264, page 70, and Book 10278, page 580, 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 and the response, if any, is attached hereto as Exhibit B. The Property is subject to the right of the United States to redeem the Property as more fully set forth in 28 U.S.C. §7425(d)(1).

Rerecorded to include missing Exhibit B.

0418399.01
004811-000 05/19/97

RE-RECORD
BOOK 10460 PG 161

BOOK 10458 PG 114

Charles S. Sanger, as Successor Trustee. and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 16 day of May, 1997.

Charles S. Sanger, as Successor Trustee

Charles S. Sanger, as Successor Trustee,
and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee Anne Ellis, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of May, 1997.

Lee Anne Ellis

Notary Public
My Commission Expires: 11-20-97

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00.

Charles S. Sanger

AFFIANT

Subscribed and sworn to before me this 16th day of May, 1997.

Lee Anne Ellis

Notary Public
My Commission Expires: 11-20-97

0418399.01
004811-000 05/16/97

RE-RECORD

BOOK 10460 PG 162

Exhibit A

BOOK 10458 PG 115

Being the easterly one-half of Lot No. 7 of Block No. 2 in D. H. Bailey's Subdivision of part of Andrew Allison property, a plan of which is of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 7 fronts 50 feet on the south side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being a portion of the same property conveyed to Wesley S. Reagan and Debbie F. Reagan, by Deed of record in Book 9768, page 437, said Register's Office.

The street address of the Property is:

1312 Gartland Avenue
Nashville, Tennessee 37219

0306144

IDENTIFICATION REFERENCE

97 MAY 19 PM 12:33

REGISTER
DAVIDSON COUNTY, TN.

2366 05/19 1201 GREEN 150.00

62

APR 21 1997

Internal Revenue Service
District Director - Nashville

BOULT CUMMINGS CONNERS & BERRY PLC

LAW OFFICES
414 UNION STREET, SUITE 1600
POST OFFICE BOX 198062
NASHVILLE, TENNESSEE 37219

Barbara Kimmins
(615) 252-3538
Fax: (615) 248-3017
Email: bkimmins@bccb.com

TELEPHONE (615) 244-2582
FACSIMILE (615) 252-2380
INTERNET WEB http://www.bccb.com/

April 21, 1997

Director, Collection Division
P.O. Box 3287
Uptown Station
Nashville, TN 37219

RE-RECORD
BOOK 10460 PG 163

and/or

District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

Attention: Chief, Special Procedures Staff

Re: Wesley S. Reagan and Debbie F. Reagan
Notice of Foreclosure Sale

Gentlemen:

We represent Carol Menuez Barach, and are writing to advise you that, upon instructions from our client, we will commence foreclosure proceedings immediately on the property described in the exhibit attached hereto.

1. NAME AND ADDRESS OF PERSON SUBMITTING NOTICE:

Charles S. Sanger, Successor Trustee
Boult, Cummings, Conners & Berry
414 Union Street, Suite 1600
Nashville, TN 37201

2. NOTICE OF TAX LIEN: A copy of the tax lien of record in Book 10264, page 70, containing the name and address of taxpayer, and date and place notice of lien was filed, is attached hereto as **Exhibit A**.

0413514.01
004811-000 04/21/97

RE-RECORD
BOOK 10460 PG 164

3. DESCRIPTION AND LOCATION OF PROPERTY: The property subject to foreclosure is listed in the property description attached hereto as **Exhibit B**. The property is located as follows: 1312 Gartland Avenue, Nashville, Tennessee, 37219.

4. SALE DATE, TIME, PLACE AND TERMS: The property will be sold by public sale at eleven o'clock (11:00 a.m.) on the 16th day of May, 1997 at the main door of the Davidson County Courthouse to the highest bidder for cash.

5. DESCRIPTION OF DEBT AND SALE EXPENSES: As of April 18, 1997, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, including interest is $58,239.39. The per diem rate of interest for every day after the date is $13.58. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds, are estimated to be approximately $1,250.00.

Please acknowledge the enclosed copy of this notice and return in the self-addressed, stamped envelope enclosed for your convenience.

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

Very truly yours,

Barbara Kimmins

Barbara Kimmins
Legal Assistant

/bjk

Acknowledged this 21 day of April, 1997.

By: Michael Town
Title: Advisor

0413514.01
004811-000 04/21/97

EXHIBIT "A"

RE-RECORD
BOOK 10460 PG 165

0248054

Form 668 (Y) (Rev. October 1993) | 1829 | Department of the Treasury - Internal Revenue Service | IDENTIF. # REFERENCE

Notice of Federal Tax Lien

District: KENTUCKY-TENNESSEE

Serial Number: 629613833

For Optional Use by Recording Office

96 NOV 19 PM 3:22

REGISTER DAVIDSON COUNTY, TN.

BOOK 10264 PG 70

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.

Name of Taxpayer: WESLEY S & DEBBIE F REAGAN

Residence: P O BOX 484
WHITE HOUSE, TN 37188-0484

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)
1040	12/31/85	[redacted]-0538	09/29/86	N/A	4027.16
1040	12/31/86	[redacted]-0538	05/28/90	06/27/00	7080.87
1040	12/31/87	[redacted]-0538	06/06/88	07/06/98	6981.33
1040	12/31/88	[redacted]-0538	06/05/89	07/05/99	3408.92
1040	12/31/93	[redacted]-0538	05/16/94	06/15/04	5447.44
1040	12/31/94	[redacted]-0538	05/29/95	06/28/05	4575.16
1040	12/31/95	[redacted]-0538	05/20/96	06/19/06	7498.63
				Total	$ 39019.51

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37219

This notice was prepared and signed at Nashville, TN, on this, the 19th day of November, 19 96.

Signature: for BEARD, DIANNE

Title: Revenue Officer 62-01-1820
(615) 736-7169

(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

70

RE-RECORD

EXHIBIT "B" BOOK 10460 PG 166

The following described property in Davidson County, Tennessee, being more particularly described as follows:

Being the easterly one-half of Lot No. 7 of Block No. 2 in D. H. Bailey's Subdivision of part of Andrew Allison property, a plan of which is of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 7 fronts 50 feet on the south side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being a portion of the same property conveyed to Grantor by Deed of record in Book 9768, page 437, said Register's Office.

BOULT
CUMMINGS
CONNERS
& BERRY PLC

LAW OFFICES
414 UNION STREET, SUITE 1600
POST OFFICE BOX 198062
NASHVILLE, TENNESSEE 37219

Barbara Kimmins
(615) 252-3538
Fax: (615) 248-3017
Email: bkimmins@bccb.com

TELEPHONE (615) 244-2582
FACSIMILE (615) 252-2380
INTERNET WEB http://www.bccb.com/

RE-RECORD
BOOK 10460 PG 167

April 21, 1997

62
RECEIVED
APR 21 1997
Internal Revenue Service
District Director - Nashville

Director, Collection Division
P.O. Box 3287
Uptown Station
Nashville, TN 37219

and/or

District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

Attention: Chief, Special Procedures Staff

Re: Wesley S. Reagan and Debbie F. Reagan
Notice of Foreclosure Sale

Gentlemen:

We represent Carol Menuez Barach, and are writing to advise you that, upon instructions from our client, we will commence foreclosure proceedings immediately on the property described in the exhibit attached hereto.

1. NAME AND ADDRESS OF PERSON SUBMITTING NOTICE:

Charles S. Sanger, Successor Trustee
Boult, Cummings, Conners & Berry
414 Union Street, Suite 1600
Nashville, TN 37201

2. NOTICE OF TAX LIEN: A copy of the tax lien of record in Book 10278, page 580, containing the name and address of taxpayer, and date and place notice of lien was filed, is attached hereto as **Exhibit A**.

0413560.01
004811-000 04/21/97

RE-RECORD
BOOK 10460 PG 168

3. DESCRIPTION AND LOCATION OF PROPERTY: The property subject to foreclosure is listed in the property description attached hereto as **Exhibit B**. The property is located as follows: 1312 Gartland Avenue, Nashville, Tennessee, 37219.

4. SALE DATE, TIME, PLACE AND TERMS: The property will be sold by public sale at eleven o'clock (11:00 a.m.) on the 16th day of May, 1997 at the main door of the Davidson County Courthouse to the highest bidder for cash.

5. DESCRIPTION OF DEBT AND SALE EXPENSES: As of April 18, 1997, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, including interest is $58,239.39. The per diem rate of interest for every day after the date is $13.58. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds, are estimated to be approximately $1,250.00.

Please acknowledge the enclosed copy of this notice and return in the self-addressed, stamped envelope enclosed for your convenience.

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

Very truly yours,

Barbara Kimmins

Barbara Kimmins
Legal Assistant

/bjk

Acknowledged this 21 day of April, 1997.

By: _____
Title: Advisor

0413514.01
004811-000 04/21/97

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

RE-RECORD

BOOK 10460 PG 169

EXHIBIT "A"

0252160

Form 668 (Y)
(Rev. October 1993)

1829 Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

IDENTIFICATION REFERENCE

For Optional Use by Recording Office

96 DEC -3 PM 1:00

BETTY L. NELSON, REGISTER
DAVIDSON COUNTY, TN

BOOK 10278 PG 580

District: KENTUCKY-TENNESSEE

Serial Number: 629613833

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.

Name of Taxpayer: WESLEY S & DEBBIE F REAGAN

Residence: P O BOX 484
WHITE HOUSE, TN 37188-0484

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)
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1040	12/31/86	[redacted]-0538	05/28/90	06/27/00	7030.87
1040	12/31/87	[redacted]-0538	06/06/88	07/06/98	6981.33
1040	12/31/88	[redacted]-0538	06/05/89	07/05/99	3408.92
1040	12/31/93	[redacted]-0538	05/16/94	06/15/04	5447.44
1040	12/31/94	[redacted]-0538	05/29/95	06/28/05	4575.16
1040	12/31/95	[redacted]-0538	05/20/96	06/19/06	7498.63
				Total	$ 39019.51

Place of Filing:
Register of Deeds
Davidson County
Nashville, TN 37219

This notice was prepared and signed at Nashville, TN, on this, the 19th day of November, 1996.

Signature: for BEARD, DIANNE

Title: Revenue Officer 62-01-1820
(615) 736-7169

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien. Rev. Rul. 71-466, 1971-2 C.B. 408)

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

OFF REC

RE-RECORD

EXHIBIT "B" BOOK 10460 PG 170

The following described property in Davidson County, Tennessee, being more particularly described as follows:

Being the easterly one-half of Lot No. 7 of Block No. 2 in D. H. Bailey's Subdivision of part of Andrew Allison property, a plan of which is of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 7 fronts 50 feet on the south side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being a portion of the same property conveyed to Grantor by Deed of record in Book 9768, page 437, said Register's Office.

RE-RECORD

IDENTIFICATION REFERENCE

97 MAY 20 PM 3:51

DAVIDSON COUNTY, TN.

03067 12

0413560.01
004811-000 04/21/97

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:
407-78-0536
Date:
April 30, 1997

Boult Cummings Conners & Berry
Barbara Kimmins
414 Union Street, Suite 1600
Post Office Box 198062
Nashville, TN 37219

RE-RECORD

BOOK 10460 PG 171

Re: Notice of Nonjudicial Sale

Taxpayer: Westey S. & Debbie F. Reagan
Property: 1312 Gartland Avenue, TN 37219

Dear Ms. Kimmins:

This is to acknowledge receipt of your correspondence dated 04-21-97, 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