This document has been re-recorded to correct the location of the parcel of land from "Williamson" County to "Davidson" County.

This document has been re-recorded to include Exhibit "A" and Schedule 1 and 2, attached hereto.

BOOK 10475 PG 823

By 21-A

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

RE-RECORD
BOOK 10521 PG 896

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Alvin Y. Nance, Sr. and wife, Alma E. Nance 141 Neese Drive V-432 Nashville, TN 37211	SAME	Map and Parcel: 120-9-101

RE-RECORD BOOK 10539 PG 283

WHEREAS, on the 4th day of August, 1995, WESLEY S. REAGAN AND WIFE DEBBIE F. REAGAN, executed a Promissory Note in the original principal amount of $100,000.00 payable to the order of ALVIN Y. NANCE, SR. and wife, ALMA E. NANCE, all as fully set forth in a Deed of Trust of record in the Register's Office for Davidson County, Tennessee, in Book 9754, page 75, and a Promissory Note in the original principal amount of $6,000.00 payable to the order of ALVIN Y. NANCE, SR. and wife, ALMA E. NANCE, all as fully set forth in a Deed of Trust of record in the Register's Office for Davidson County, Tennessee, in Book 9754, page 79, to which reference is here made (collectively referred to as the "Deeds of Trust").

WHEREAS, said Deeds of Trust expressly provide that the Trustee or his successor in trust may foreclose on the property encumbered by the Deeds of Trust; and

WHEREAS, Alvin Y. Nance, Sr. and wife Alma E. Nance, as owners and holders of the Notes secured by said Deeds of Trust desired to appoint a Successor Trustee by the execution of an instrument to that effect, and by filing the same in the Register's Office of the County in which the property is situated; and

WHEREAS, MARK E. MORRISON, was appointed Substitute Trustee by instrument of record in Trust Book 10417, page 844, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Mark E. Morrison, Trustee, did advertise in accordance with the provisions of said Deeds of Trust, to sell said property at the main entrance to the Courthouse in Nashville, Davidson County, Tennessee, on May 30, 1997 at 12:05 p.m.; and

RE-RECORD

BOOK 10521 PG 897

BOOK 10475 PG 824

WHEREAS, on said date, at the time and place stated in said advertisement, the said Mark E. Morrison, Trustee, offered the property herein described for sale at public outcry and sold said property to Alvin Y. Nance, Sr. and wife, Alma E. Nance, for the sum of Ninety-two Thousand Two Hundred Eighty-three and 25/100 Dollars ($92,283.25), which amount was the highest, best and last bid received.

RE-RECORD BOOK 10539 PG 284

NOW, THEREFORE, in consideration of the sum of Ninety-two Thousand Two Hundred Eighty-three and 25/100 Dollars ($92,283.25), cash in hand paid, the receipt of which is hereby acknowledged, I, MARK E. MORRISON, Substitute Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto Alvin Y. Nance, Sr. and wife, Alma E. Nance (hereinafter referred to as "Grantees"), their successors, heirs and assigns, the following described parcel of land in ~~Williamson~~ Davidson County, Tennessee:

> Being Lot No. 5A65, on the Plan of Glengarry Park, Section 5A, as shown on plat of record in Book 3300, page 58, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and being the same property known as 1415 Winthorne Drive.
>
> Being the same property conveyed to Wesley S. Reagan and wife, Debbie F. Reagan, by deed of record in Book 9754, page 72, Register's Office for Davidson County, Tennessee.
>
> The street address of the property is 1415 Winthorne Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereon belonging to the said Grantees, their heirs, successors and assigns forever, but subject to any and all unpaid taxes and restrictions of record.

WITNESS my hand on this 2 day of June, 1997.

MARK E. MORRISON, Substitute Trustee

0311014

RE-RECORD

STATE OF TENNESSEE) BOOK 10521 PG 898 BOOK 10475 PG 825

COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater, for this transfer is $92,283.25.

RE-RECORD BOOK 10539 PG 285

Affiant

Sworn to and subscribed before me this 2nd day of June, 1997.

NOTARY PUBLIC

My Commission Expires: 1/24/98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Mark E. Morrison, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 1997.

NOTARY PUBLIC

My Commission Expires: 1/24/98

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0324099
IDENTIFICATION/REFERENCE
RE-RECORD
97 JUL -8 PM 12:47
DAVIDSON COUNTY, TN

7754 06/02 0101 CASHIER

RE-RECORD BOOK 10539 PG 286

EXHIBIT "A"

1. Required notice has been given to the United States government via the Internal Revenue Service regarding the land described herein.

2. The land described herein has been conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1).

3. Attached hereto as Schedule 1 is a true and exact copy of the notice provided to the Internal Revenue Service.

4. Attached hereto as Schedule 2 is a true and exact copy of the response received by the Internal Revenue Service.

RE-RECORD

SCHEDULE 1

RE-RECORD BOOK 10539 PG 287

GRISSIM AND HODGES
ATTORNEYS AT LAW
323 UNION STREET, SUITE 400
NASHVILLE, TENNESSEE 37201

JOHN M. GRISSIM*
SAM D. HODGES, III
MARK E. MORRISON
JEFF M. GRISSIM
*RETIRED

TELEPHONE
(615) 255-7496
TELECOPIER
(615) 726-3014

April 28, 1997

District Director
INTERNAL REVENUE SERVICE
Nashville District
801 Broadway
Nashville, TN 37203
Attn: Chief, Special Procedures Staff

Re: Notice of Non-Judicial Sale of Property

Dear Sir:

In accordance with Section 7425(c) of the Internal Revenue Code, notice is being given of a non-judicial sale of property which will be conducted by the undersigned as Substitute Trustee for the holders of two Notes secured by real property. A copy of the two Federal Tax Liens (Form 668 Y) affecting the property to be sold are enclosed as collective Exhibit A.

Also, enclosed herewith, as Exhibit B, is a copy of the Notice of Foreclosure describing the real property to be sold which consists of improved property located in Davidson County, Tennessee. The Notice of Foreclosure sets forth the legal description of the property. The street address of the property is 1415 Winthorne Drive, Nashville, Davidson County, Tennessee 37217. A copy of the title abstract is attached as Exhibit C. A copy of the deed to the property is attached as Exhibit D. The sale is to take place on Friday, May 30, 1997, at 12:05 p.m. at the front door of the Davidson County Courthouse in Nashville, Tennessee. The terms of the sale will be cash to the highest bidder in accordance with the provisions of the Deeds of Trust, pursuant to which the foreclosure is being held.

The principal balance due on the notes is $103,732.42. Accrued and unpaid interest through April 30, 1997 is $2,728.80. Interest per diem thereafter is $22.74. In addition to the principal and interest there will be legal fees of approximately $1,000.00 and the costs of publication, the exact amount of which is unknown but are not expected to exceed $500.00.

SCHEUDLE 1 (cont.) RE-RECORD

BOOK 10539 PG 288

It is requested that receipt of this notice be acknowledged indicating the date and time received. A duplicate of this notice and self-addressed envelope is enclosed for this purpose. Please accept this letter as the twenty-five (25) day notice required by Section 7425 of the Internal Revenue Code. Please advise me immediately of any deficiency in this notice.

Sincerely,

MARK E. MORRISON

ACCEPTED BY: Jackson

Title: Revenue Officer

Date: 4/28/97 2:17pm

MEM/pfa
Enclosures

SCHEDULE 2

Internal Revenue Service

District
Director

Department of Treasury

P. O. Box 1107, MEB 14
Nashville, TN 37202

Person to Contact:
P. Jackson
Telephone Number:
(615) 736-2309
Refer Reply to:
[redacted]-0538
Date:
May 9, 1997

Grissim and Hodges
Mark E. Morrison
333 Union Street, Suite 400
Nashville, TN 37201

Re: Notice of Nonjudicial Sale

Taxpayer: Wesley S. & Debbie F. Reagan
Property: 1415 Winthorne Drive, Nashville, TN 37217

RE-RECORD BOOK 10539 PG 289

Dear Mr. Morrison:

This is to acknowledge receipt of your correspondence dated 04-28-97, 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.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Sincerely,

Pat Bisson
Chief, Advisory Section

Enclosure