BOOK 10766 PG 934

98 JAN 23 PM 1:17

11392914

IDENTIFICATION REFERENCE

This instrument prepared by
Walter S. Clark, Jr, Attorney
747 Greymont Drive
Nashville, Tennessee 37217

ADDRESS OF NEW OWNER

E Mark Turner
109 Hatfield Lane
Mt. Juliet, TN 37122

MORTGAGEE:

none

SEND TAX BILLS:
To new owner

MAP-PARCEL
Map 82-4
Parcel 31

TRUSTEE'S DEED

WHEREAS, under date of May 6, 1983, Odell P. Bradley, Jr., and wife, Nellie P. Bradley, executed a certain Deed of Trust to Robert C. Donnell, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 6053, page 306, Register's Office for Davidson County, Tennessee; and

WHEREAS, the original trustee is unable to serve, and the owner and holder of the indebtedness secured by the aforesaid Deed of Trust, as provided in said Deed of Trust and by instrument of record in Book 10712, page 223, Register's Office for Davidson County, Tennessee, has appointed the undersigned, Dinah L. Clark, as Successor Trustee and has vested her with all the rights, powers and privileges of the Original Trustee named in said Deed of Trust; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust, and the undersigned, as Trustee, has been requested by E. Mark Turner, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS the undersigned, as Successor Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation in Nashville, Davidson County, Tennessee, in the issues of December 25, 1997, January 1, 1998 and January 8, 1998, of said newspaper, such sale having been advertised for Wednesday, January 14, 1998, commencing at 9:00 o'clock a.m. at the south door of the Davidson County Courthouse, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by

E Mark Turner

to wit: a bid of $3,000.00,
which bid was then and there accepted by the undersigned Successor Trustee,

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned DINAH L. CLARK, as Successor Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto

E Mark Turner,

the property advertised and sold as herein above recited, situated, lying, and being in the County

of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 218, the northerly 6 feet of Lot No. 219, 7 southerly feet of Lot No. 217 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lot and parts of Lots adjoin and front together 44 feet on the westerly Side of North 7th Street, and run back between parallel lines, 165 feet to an alley,

Being the same property conveyed to Odell P Bradley, Jr and wife, Nellie P. Bradley by deed from Odell P. Bradley and wife, Lena C. Bradley of record in Book 3811, page 602, Register's Office for Davidson County, Tennessee. The said Odell P Bradley and wife, Nellie P.Bradley having since divorced and this Property was divested out of Nellie P. Bradley and vested in Odell P. Bradley.

This is improved property known as 1104 North 7th Street, Nashville, Tennessee.

The property described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. 7425(d) (1). A copy of the notice provided to the United States prior to foreclosure is attached hereto as Exhibit "A", and the response of the United States to the notice provided is attached hereto as Exhibit "B".

The undersigned Successor Trustee believes the title hereby conveyed to be good, subject to all mortgages recorded prior to the aforesaid Deed of Trust, all prior recorded easements, restrictions and liens and all rights possessed by virtue of any recorded state, federal or local tax liens, but warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Successor Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This the 16th day of January, 1998.

Dinah L Clark

DINAH L. CLARK, SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DINAH L. CLARK, SUCCESSOR TRUSTEE, I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Trustee's Deed for the purposes therein contained, this the 16th day of January, 1998, at Nashville, Tennessee.

Lynn J Ellis

NOTARY PUBLIC

LYNN J. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission expires: 7-22-01

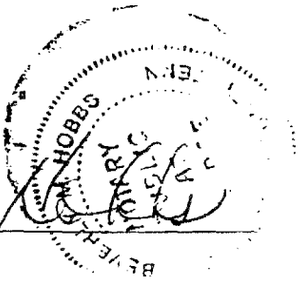
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration for this transfer, whichever is greater, is $ 3000.00

E. Mark Turner

AFFIANT

Sworn to and subscribed before me
this 23rd day of January, 1998.



NOTARY PUBLIC

My Commision expires: 5-23-98

DINAH L. CLARK
ATTORNEY AT LAW

1161 Murfreesboro Road, Suite 300
Nashvile, Tennessee 37217
Telephone: (615) 361-3232
FAX: (615) 399-9794

December 12, 1997

Internal Revenue Service
Special Procedure Branch
P.O. Box 1107
MDP 53
Nashville, Tennessee 37202

EXHIBIT "A"

Re: Tax Lien Notice Letter - IRS

Dear Sir:

The undersigned, as Successor Trustee under the Deed of Trust from Odell P. Bradley, Jr. and wife, Nellie P. Bradley to Robert C. Donnell, Trustee, dated May 6, 1983, recorded in the Register's Office for Davidson County, Tennessee, in Book 6053, page 306, has been requested by the Note holder, E. Mark Turner, to sell the security property pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Copies of the Notice of Federal Tax Liens are enclosed herewith.

With respect to the property to be sold, the following information is hereby given:

(A) The description F.O. the property affected by the Notice, as listed in the Deed and Deed of Trust, recorded in the aforesaid Register's Office is as shown on the attached Deed of Trust, recorded in Book 6053, page 306.

(B) The proposed sale of the property, pursuant to the terms of the Deed of Trust referred to above is to be held on Wednesday, January 14, 1998 at 9:00 a.m.

The approximate amount of the principal obligation, including interest, secured by the lien of said deed of trust and description of the other expenses which may be charged against the sale proceeds, are as follows:

Unpaid principal balance	$4,579.24
Interest from March, 1997	275.00
Attorney's fee	350.00

5066 01/22/98 0101 03CHECK 36-10

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Recordation of Instrument of Substitution of Trustee	8.00
Legal advertisement	249.00
TOTAL	5,461.24

Since the property has been condemned by the Metropolitan Codes and deemed unfit for human habitation, and further since the house has been place on the list to be demolished, it would appear that there is no equity in the security property at this time. In light of these facts, I am requesting that the Director release his right of redemption as to this property, and I trust we will receive an early response to this request.

If there is any further information which your office needs, please contact me and I will make every effort to furnish the same.

Sincerely,

Dinah L. Clark

dlc

Encl.

Internal Revenue Service

District
Director

EXHIBIT B

Department of Treasury

P. O. Box 1107, MDP 53
Nashville, TN 37202

Person to Contact:
P. Jackson
Telephone Number:
(615) 736-2339
Refer Reply to:
[redacted]-3362
Date:
December 30, 1997

Dinah L. Clark
1161 Murfreesboro Rd. Ste 300
Nashville, TN 37217

Re: Notice of Nonjudicial Sale

BOOK 10766 PG 939

Taxpayer: Odell P. Bradley, Jr.
Property: 3241 Vailview Dr. Nashville, TN 37207

Dear Ms. Clark:

This is to acknowledge receipt of your correspondence dated December 12, 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 1-800-TAX-FORM. 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,

Gary Eaton
Chief, Advisory Section

Enclosure

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10766 PG 940

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 3000.00
CON TX 11.10
PRFEE 1.00
MISC 24.00
TOTAL 36.10
CHECK 36.10
01/23/98 01 13:17 0001 5066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0392914
IDENTIF. REFERENCE

98 JAN 23 PM 1:17

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1245673