THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
P.O. BOX 241155
MEMPHIS, TN 38124-1155

BOOK 10829 PG 476

Tennessee CONV

NAME: Hugh Organ
S&K#: 97-1721
LOAN#: 0102954674

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 21, 1995, recorded in Book 9802, Page 366, Register's Office of Davidson County, Tennessee, Hugh Organ, conveyed to Thomas Staten, Brenda Archbold, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 10757, Page 796, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **MARCH 4, 1998**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Bankers Trust Company of California, NA, as Trustee for Vendee Mortgage Trust 1996-1, without recourse, except as provided in a loan sale agreement dated February 1, 1996, whose address is c/o NastionsBanc Mortgage Corporation, 101 E. Main Street, Louisville, KY 40202, at and for the sum of $36,800.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Bankers Trust Company of California, NA, as Trustee for Vendee Mortgage Trust 1996-1, without recourse, except as provided in a loan sale agreement dated February 1, 1996, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Bankers Trust Company of California, NA, as Trustee for Vendee Mortgage Trust 1996-1, without recourse, except as provided in a loan sale agreement dated February 1, 1996, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

BEING the westerly 150 feet of Lot No. 24 on the Plan of Rosedale Subdivision, as of record in Book 547, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

This legal description is identical with that in Deed recorded in Book 9802, Page 366, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 9802, Page 366, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 9802, Page 363, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d)(1). Attached hereto is a copy of said notice.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Bankers Trust Company of California, NA, as Trustee for Vendee Mortgage Trust 1996-1, without recourse, except as provided in a loan sale agreement dated February 1, 1996, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 4th day of March, 1998, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the 4th day of March, 1998.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN

Christine K. Thomas
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $36,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 4th day of March, 1998.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN

Christine K. Thomas
Notary Public

BOOK 10829 PG 478

PROPERTY ADDRESS: 2222 Kline Avenue, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bankers Trust Company of California, NA, as Trustee for Vendee Mortgage Trust 1996-1, without recourse, except as provided in a loan sale agreement dated February 1, 1996
c/o NationsBanc Mortgage Corporation
101 E. Main Street
Louisville, KY 40202

S & K #:97-1721
Map & Parcel - 118 4 185

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
THIS OFFICE IS A DEBT COLLECTOR.

JOE M. KIRSCH, ATTORNEY
P. O. BOX 241155
MEMPHIS, TENNESSEE 38124-1155
(901) 767-5566

January 23, 1998

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 220 597 483

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

Attention: Chief, Special Procedures Staff

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money Deed of Trust from Hugh Organ to Thomas Staten, Brenda Archbold, Trustee, dated September 21, 1995, recorded in the Register's Office of Davidson County, Tennessee, in Book 9802, Page 366, has been requested by the noteholder, Bankers Trust Company of California, NA, as Trustee for Vendee Mortgage Trust 1996-1, without recourse, except as provided in a loan sale agreement dated February 1, 1996, to sell the security 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.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in Book 10005, Page 147, in the Register's Office of Davidson County, Tennessee.

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

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Described property located in Davidson County, Tennessee, to wit:

BEING the westerly 150 feet of Lot No. 24 on the Plan of Rosedale Subdivision, as of record in Book 547, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby

made for a complete and accurate description thereof.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on **MARCH 4, 1998 @ 10:00 a.m.**, Nashville, Tennessee.

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	$ 41,248.18
Interest	$ 2,286.90
Late charges	$ 123.12
Attorney fees	$ 500.00
Advertisement	$ 450.00
Recording charges	$ 24.00
State tax	$ 147.28
TOTAL	$ 44,779.48

Enclosed is a copy of the Deed of Trust.

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH

Joe M. Kirsch

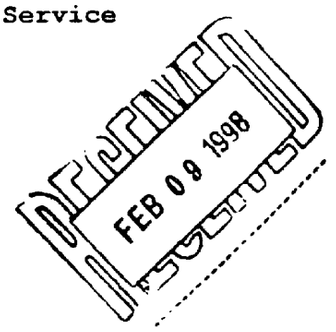
Enclosures
cc: NationsBanc Mortgage Corporation

irs2.ltr
S & K #97-1721

0409785
IDENTIF. & REFERENCE
98 MAR -9 PM 2:14
REGISTER
DAVIDSON COUNTY TN
3036 03/09 0101 03CHECK 161.16

Internal Revenue Service

District
Director



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]-8484
Date:
February 5, 1998

Joe M. Kirsch
P.O. Box 241155
Memphis, TN 38124-1155

Re: Notice of Nonjudicial Sale

Taxpayer: Hugh E. Organ
Property: 2222 Kline Ave., Nashville, TN 37211

BOOK 10829 PG 481

Dear Mr. Kirsch:

This is to acknowledge receipt of your correspondence dated January 23, 1998, 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,

P Jackson

Gary Eaton
Chief, Advisory Section

Enclosure

97-1721
Sale 3-4-98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10829 PG 482

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 36800.00
CON TX 136.16
PRFEE 1.00
WDEED 24.00
TOTAL 161.16
CHECK 161.16

03/09/98 01 14:13 0001 3036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0409785
IDENTIF. ↑ REFERENCE

98 MAR -9 PM 2:14
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

No. 1263437