BOOK 10373 PG 142

98 APR -6 AM 8:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0421765
IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

PICK-UP

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John Swaner 507 Waycross Drive Nashville, Tennessee 37211	New Owner	105-16-5

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Gary Feinstein and wife, Pamela Feinstein, by Deed of Trust (the "Deed of Trust") dated April 25, 1980, of record in Book 5600, page 293, Register's Office for Davidson County, Tennessee, conveyed to Stanley M. Chernau, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"); and

WHEREAS, demand was made for the payment of the aforesaid indebtedness secured by the Deed of Trust, which indebtedness remained in default; and

WHEREAS, the owner and holder of said Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, F. B. Murphy, Jr. was appointed as Substitute Trustee to serve in the place and stead of the trustee named in the Deed of Trust, said Appointment of Substitute Trustee being of record in Book 8626, page 477, Register's Office for Davidson County, Tennessee.

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the

Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record in Nashville, Davidson County, Tennessee on March 5th, 12th and 19th, 1998; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the main (south) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Friday, April 3, 1998, and John Swaner, (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Twenty Two Thousand and 00/100 Dollars ($22,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Substitute Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Russwurm Heights, Section 2, as of record in Book 2083, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Lenore Willard by deed from Gary Feinstein and wife, Pamela Feinstein, of record in Book 5716, page 830, and divested from Lenore Willard to Real Estate Center of Cerritos by judgement of the Chancery Court of Davidson County, Tennessee, of record in Book 5860, page 278, both in the Register's Office for Davidson County, Tennessee. The property was then conveyed to Franklin D. Lee by deed from Real Estate Center of Cerritos of record in Book 7375, page 168, said Register's Office.
>
> This is improved property known as 507 Waycross Drive, Nashville, Tennessee.
>
> This conveyance is subject to all unpaid ad valorem taxes (plus penalties and

interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust, fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

The property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied; without limiting the foregoing, the property is conveyed without any implied warranties of merchantability or fitness for a particular use or purpose.

THE HEREIN DESCRIBED REAL PROPERTY IS CONVEYED SUBJECT TO THE RIGHTS OF THE UNITED STATES TO REDEEM SAID REAL PROPERTY AS PROVIDED FOR IN 26 U.S.C. SECTION 7425(D)(1).

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. F. B. Murphy, Jr., as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Trustee's Deed on this 3rd day of April, 1998.

F. B. MURPHY, JR., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

F. B. Murphy, Jr.
AFFIANT

Sworn to and subscribed before me this 3rd day of April, 1998.

Linda S. McLaurin
NOTARY PUBLIC
My Commission Expires: 9/26/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, this 3rd day of April, 1998.

Linda S. McLaurin
NOTARY PUBLIC
My Commission Expires: 9/26/98

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]-6306
Date:
March 5, 1998

F.B. Murphy, Jr.
2021 Richard Jones Rd. STE 350
Nashville, TN 37215

Re: Notice of Nonjudicial Sale

BOOK 10873 PG 146

Taxpayer: Franklin D. Lee
Property: 507 WayCross Dr., Nashville, TN 37211

Dear Mr. Murphy:

This is to acknowledge receipt of your correspondence dated February 27, 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

BOOK 10873 PG 147

WEEKS, TURNER, ANDERSON & HAYNES
AN ASSOCIATION OF ATTORNEYS

KENT M. WEEKS
RONALD G. TURNER
ROBERT A. ANDERSON
RANDALL C. HAYNES

F. B. MURPHY, JR.

SUITE 350, 2021 RICHARD JONES ROAD • NASHVILLE, TENNESSEE 37215-2874

TELEPHONE (615) 383-3332
FACSIMILE (615) 383-3480

CERTIFIED MAIL No. P433957151
RETURN RECEIPT REQUESTED

February 27, 1998

District Director
Internal Revenue Service
801 Broadway, MDP 31
Nashville, Tennessee 37203

Attention: Chief, Special Procedures Staff

Re: Section 7425 Notice of Sale

Dear District Director:

I represent Raymond L. Davis, Jr., holder of a promissory note (the "Note") executed by Gary Feinstein and wife Pamela Feinstein, dated April 25, 1980, in the original principal amount of $24,000.00. The Note is secured by a deed of trust (the "Deed of Trust") dated April 25, 1980 and is recorded in Book 5600, page 293 in the Register's Office for Davidson County, Tennessee. The Note is in default and the holder of the Note and Deed of Trust has accelerated the indebtedness so that full payment of the Note is now required. The holder has demanded that the property encumbered by the Deed of Trust and hereinafter described (the "Property") be advertised and sold in satisfaction of said indebtedness and the costs of the foreclosure.

The property encumbered by the Deed of Trust was awarded to Real Estate Center of Cerritos by Judgement of the Chancery Court for Davidson County, Tennessee, said Judgement being of record in Book 5860, page 278, Register's Office for Davidson County, Tennessee, with Real Estate Center of Cerritos taking title to the property subject to the Deed of Trust. By the deed of record in Book 7375, page 168, Register's Office for Davidson County, Tennessee, Real Estate Center of Cerritos conveyed the property to Franklin D. Lee, also subject to the Deed of Trust.

An examination of the records in the Register's Office for Davidson County, Tennessee reveals that the Internal Revenue Service has filed a Notice of Federal Tax Lien against the property of Real Estate Center of Cerritos, a second Notice of Federal Tax Lien against the property of Franklin D. and Mary K. Lee, and a third Notice of Federal Tax Lien against the property of Franklin D. Lee. Therefore, this notice is being submitted to you pursuant to Section 7425 of the Internal Revenue Service as follows:

1. This notice is submitted by F. B. Murphy, Jr. on behalf of Raymond L. Davis, Jr.

2. The Laguna Niguel District of the Internal Revenue Service has filed a Notice of Federal Tax Lien (the "Tax Lien Notice") against Real Estate Center of Cerritos in the original amount of $49,226.33. The address of the taxpayer shown on the Tax Lien Notice is 19132 Pioneer Boulevard, Cerritos, California 90701. The Tax Lien Notice bears the Serial Number 33-01-4306, Identifying Number 95-2995328, is dated November 2, 1983, and was recorded in Book 6177, page 988 in the Register's Office for Davidson County, Tennessee on November 18, 1983. A copy of this Tax Lien Notice is enclosed.

3. The Kentucky-Tennessee District of the Internal Revenue Service has filed a Notice of Federal Tax Lien (the "Tax Lien Notice") against Franklin D. and Mary K. Lee in the original amount of $25,802.84. The address of the taxpayer shown on the Tax Lien Notice is 18930 State Street, Corona, California 91717. The Tax Lien Notice bears the Serial Number [redacted]2749, Identifying Number [redacted]-6306, is dated March 21, 1997, and was recorded in Book 10406, page 954 in the Register's Office for Davidson County, Tennessee on April 4, 1997. A copy of this Tax Lien Notice is enclosed.

4. The Kentucky-Tennessee District of the Internal Revenue Service has filed a Notice of Federal Tax Lien (the "Tax Lien Notice") against Franklin D. Lee in the original amount of $112,327.43. The address of the taxpayer shown on the Tax Lien Notice is 18930 State Street, Corona, California 91717. The Tax Lien Notice bears the Serial Number [redacted]2833, Identifying Number [redacted]-6306, is dated March 24, 1997, and was recorded in Book 10406, page 967 in the Register's Office for Davidson County, Tennessee on April 4, 1997. A copy of this Tax Lien Notice is enclosed.

5. The street address of the property being sold at foreclosure is 507 Waycross Drive, Nashville, Tennessee 37211, and the Property is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Russwurm Heights, Section 2, as of record in Book 2083, page 101,

Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Lenore Willard by deed from Gary Feinstein and wife, Pamela Feinstein, of record in Book 5716, page 830, and divested from Lenore Willard to Real Estate Center of Cerritos by judgement of the Chancery Court of Davidson County, Tennessee, of record in Book 5860, page 278, both in the Register's Office for Davidson County, Tennessee. The property was then conveyed to Franklin D. Lee by deed from Real Estate Center of Cerritos, of record in Book 7375, page 168, said Register's Office.

6. The Property will be sold at public auction for cash on Friday, April 3, 1998 at 11:00 o'clock A.M. at the South door of the Davidson County Courthouse in Nashville, Tennessee. Enclosed with this notice is a copy of the Notice of Successor Trustee's Sale.

7. The approximate outstanding principal balance of the indebtedness is $18,993.04 and as of this date there is approximately $2,259.08 in accrued interest. Accordingly, the total indebtedness secured by the Deed of Trust as of this date is approximately $21,252.12. It is anticipated that the costs and expenses of the foreclosure will be approximately $1,500.00.

Please accept this letter as the twenty-five (25) day notice required by Section 7425 of the Internal Revenue Code of 1986, as amended, which notice must be given to the Secretary of the Treasury or his or her delegate. I request that you please advise me immediately if you find there is any deficiency or inadequacy in this notice.

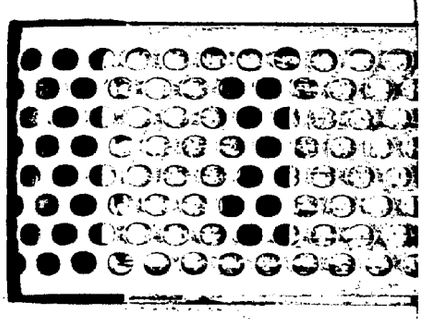
Sincerely,

F. B Murphy, Jr.

FBMjr/pm

6021 04/06 0101 03CHECK 114.40

CC: Raymond L. Davis, Jr.
Real Estate Center of Cerritos
Franklin D. Lee



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

RECEIVED OF _____

FOR _____

BOOK 10873 PG 150

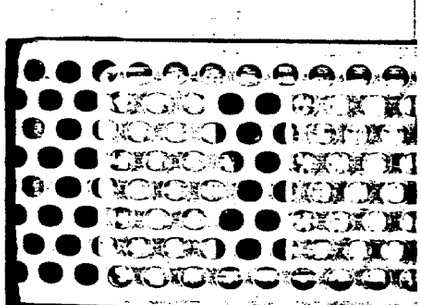
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 22000.00
CON TX 81.40
PRFEE 1.00
TDEED 32.00
TOTAL 114.40
CHECK 114.40

04/06/98 01 08:59 0001 6021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0421765
IDENTIF. # REFERENCE

98 APR -6 AM 8:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276264