BOOK 11003 PAGE 722

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 83-13 192

NO MORTGAGE
New Owner - Send Tax Bills:
STAR BANK, N.A.
POST OFFICE BOX 20005
OWENSBORO, KY 42304-0005

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Nineteenth day of September, 1985, D. GENE MERRILL AND FREDERICK E. BROOKS, was named Trustee in a Deed of Trust of even date executed by EDWARD LEE LUTZ, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $32,000.00, principal and interest at 11.500% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6665, Page 408, in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in *in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: May 21, 1998 / May 28, 1998 / June 4, 1998, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust. *Book 10946, Page 550

PURSUANT to said advertisement on Thursday, July 2, 1998, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time STAR BANK, NA. SUCCESSOR BY MERGER TO GREAT FINANCIAL BANK, FSB, POST OFFICE BOX 20005, OWENSBORO, KY, submitted the highest and best bid in the amount of $ 33,619.07 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby ~~sell,~~ transfer and convey to STAR BANK, NA. SUCCESSOR BY MERGER TO GREAT FINANCIAL BANK FSB, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1599 ON THE PLAN OF EAST EDGEFIELD, AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 1599 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF BOSCOBEL STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EDWARD LEE LUTZ, UNMARRIED, BY DEED FROM ROBERT B. BECK AND WIFE, MARTHA LU BECK OF RECORD IN BOOK 6665, PAGE 405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

THE LAND HEREIN ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHTS OF THE UNITED STATES OF AMERICA TO REDEEM THE LAND AS PROVIDED FOR IN 26 U.S.C. 7425(d)(1).

I, I. DYKE TATUM, Substitute Trustee, convey to STAR BANK, NA. SUCCESSOR BY MERGER TO GREAT FINANCIAL BANK, FSB, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, this Second day of July, 1998.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. DYKE TATUM, the 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.

Witness my hand and official seal at office at NASHVILLE, Tennessee, this Second day of July, 1998.

NOTARY PUBLIC AT LARGE

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 33,619.07.

Affiant

Subscribed and sworn to before me this Second day of July, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

STATE TAX 07/02 0101 02CHECK 143.39

98 JUL -2 AM 11:06
PELIA ANN HAMMONS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

045818

EXHIBIT "A"

98-0285-LS (0017) TN21

BOOK 11003 PAGE 724

Law Offices

TATUM & JONES

Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Tel (615) 321-5540
Fax (615) 321-5557

I. Dyke Tatum
J. Phillip Jones

June 2, 1998

INTERNAL REVENUE SERVICE
SPECIAL PROCEDURES STAFF
P. O. BOX 1107
NASHVILLE, TN 37202

RE: Federal Tax Lien SERIAL NO.: 629403914, 628901253, 628900868
ID # [redacted]9299, [redacted]9299, [redacted]9299
EDWARD LEE LUTZ, UNMARRIED
1302 BOSCOBEL STREET, NASHVILLE, TN, 37206

Dear SIR OR MADAM

This will notify the Internal Revenue Service that property affected by the Federal Tax Lien referred to above will be sold at public auction, to the highest bidder for cash, on July 2, 1998 at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE in DAVIDSON County, Tennessee. This property is more adequately described in attached Schedule A. Please find attached the following:

1. Copy of the Tax Lien
2. Copy of the Deed of Trust being foreclosed on
3. Copy of the Mortgage Title Policy
4. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $28,854.25. The holder of the mortgage will at the sale bid in the property at approximate $ 31,481.24, plus costs and fees of approximately $ 1,200.00. Approximately $ 2,525.55 of this figure is interest. However the lender reserves the right to bid less than the total debt in order to preserve a possible deficiency.

Very truly yours,

I. DYKE TATUM

Received by: Jackson

Date Received: 6-5-98

11:04

Enclosures

HAND DELIVERED

6-5-98

EXHIBIT "B"

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:
[redacted]-9299
Date:
June 10, 1998

Tatum & Jones
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Re: Notice of Nonjudicial Sale

BOOK 11003 PAGE 725

Taxpayer: Edward Lutz
Property: 1302 Boscbobel Street, Nashville, TN 37206

Dear Mr. Tatum:

This is to acknowledge receipt of your correspondence dated June 2, 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, by calling 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 canceled, please provide a brief explanation as to the reason.

Thank you for your cooperation.

Sincerely,

GARY A. EATON
Chief, Advisory Section

Enclosure

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

RECEIVED OF _____

FOR _____

BOOK 11003 PAGE 726

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	33619.70
CON TX	124.39
PRFEE	1.00
MISC	16.00
CFEE	2.00
TOTAL	143.39
CHECK	143.39

07/02/98 01 11:06 0001 8978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458181
IDENTIF. & REFERENCE

98 JUL -2 AM 11:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1314751