This Instrument Prepared by:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
17 West Pontotoc
Memphis, Tennessee 38103
(901) 578-9914

BOX 50-B

~~PREPARED BY:~~
RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BOOK 11517 PG. 519

Amended and Substituted TRUSTEE'S DEED

This Amended and Substituted Trustee's Deed is being filed to correct and replace the Trustee's Deed filed in the Register's Office of Davidson County, Tennessee, at Book 11295, Page 716. Said Trustee's Deed is being amended to add additional documentation. The Trustee's Deed is being Amended and Substituted to reflect the intentions of the parties.

WHEREAS, by Deed of Trust dated May 13, 1998 and recorded on May 21, 1998 at Book 10941, Page 750 in the Register's Office of DAVIDSON County, Tennessee, Annita M. White, and Allen L. White conveyed to Arnold M. Weiss, as Trustee for America's Wholesale Lender, 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 has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on December 8, 1998 at Book 11240, Page 729 in the Register's Office of DAVIDSON County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has 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 said Deed of Trust, by which advertisement notice was given that the sale was to be held on December 31, 1998 at the DAVIDSON County Courthouse in Nashville, Tennessee; 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 Countrywide Home Loans d/b/a America's Wholesale Lender, at and for the sum of $117,010.87, that being the highest and best bid offered; and

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

NOW, THEREFORE, in consideration of the premises and the payment by Countrywide Home Loans d/b/a America's Wholesale Lender of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Countrywide Home Loans d/b/a America's Wholesale Lender, its successors and assigns, the property above mentioned and now further described as being in DAVIDSON County, Tennessee, to wit:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 JUN -8 AM 9:33
05972229

Being tract no. 1 on a survey dated Mach 3, 1976, by Bruce Rainey & Assoc. and described theron as follows: Beginning at a point at the intersection of the easterly margin of Weber Road and the Southwesterly margin of Old Hickory Blvd. and thence with the eastern margin of said Weber Road South 17 deg. 02 min. 00 sec. West 29.77 ft., South 22 deg. 01 min. 00 sec. West 249.55 ft. and South 21 deg. 59 min. 00 sec. West 180.75 ft. to a point; thence leaving said margin, South 72 deg. 39 min. 52 sec. East 550.44 ft. to a point in the southwesterly margin of Old Hickory Blvd.; thence with said margin, North 32 deg. 41 min. 25 sec. West 235.44 ft. to the beginning of a curve to the right having a radius of 1,432.58 ft.; thence with said curve and margin, northwestwardly 45.5 ft. to a point; thence North 57 deg. 18 min. 35 sec. East 10.0 ft. to a point; thence continuing with said curve and margin, northwestwardly 467.93 ft. to the point of beginning, and containing 3.0 acres more or less.
Being all the same property conveyed to Allen L. White and wife, Annita M. White by deed from Roy F. Honeycutt and wife Margaret H. Honeycutt of record in Book 8876, Page 703 Register's Office for Davidson County, Tennessee.

Commonly known as: 5300 Weber Road, Hermitage, TN 37076

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Countrywide Home Loans d/b/a America's Wholesale Lender, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 3 day of May, 1999.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 3 day of May, 1999, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: OFFICIAL SEAL ... NOTARY PUBLIC ... ARKANSAS ... COUNTY ... My Commission Expires 09-24-2006

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,010.87, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 3 day of May, 1999, before me, a notary public within and for the county and state aforesaid, personally appeared Robert M. Wilson, Jr., known to me to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as Successor-Trustee for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 06-24-2009

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
COUNTRYWIDE HOME LOANS D/B/A AMERICA'S WHOLESALE LENDER
6400 Legacy Drive
Plano, TX 75024

Parcel No. 75-124.00

W&A No. 726-8156
Loan No. 2150629

DSTDeedforPMIFEDTAX_ASmith_990503_ 943

WILSON & ASSOCIATES, P.L.L.C.

BOOK 11517 PG. 522

Wilson & Associates, P.L.L.C.
Attorneys at Law

1521 Merrill Drive
Suite D-220
Little Rock, AR 72211
501-219-9388
Fax 501-219-9458

Offices

17 West Pontotoc Avenue
Suite 205
Memphis, TN 38103
901-578-9914
Fax 901-578-9917

3200 West End Avenue
Suite 500
Nashville, TN 37203
615-783-1741
Fax 615-783-1743

November 18, 1998

VIA CERTIFIED MAIL

Special Procedures
INTERNAL REVENUE SERVICE
P.O. Box 1107 (MDP 148)
Nashville, Tennessee 37202

RE: Annita M. White and Allen L. White
5300 Weber Road
Hermitage, TN 37076
Loan No. 2150629 / W&A No. 726-8156

Gentlemen:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Annita M. White and Allen L. White, said lien being more particularly described in the enclosed Notice of Trustee's Sale. In addition, the following information is provided in regard to the above-referencednon-judicial foreclosure sale:

1. Jackie Walker
Countrywide
6400 Legacy Drive
Plano, TX 75024

2. A copy of the federal tax lien(s) (attached hereto as Exhibit A);

3. A copy of the property description and title opinion (attached hereto as Exhibits B and C respectively);

4. Not applicable;

5. Sale date and location: December 31, 1998 at 12:00 P.M. at the main entrance of the DAVIDSON County Courthouse in Nashville, Tennessee; and

6. The principal balance due is $161133.29; and the approximate legal fees and costs are $1,200.00.

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Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458).

Sincerely,

WILSON & ASSOCIATES, P.L.L.C.

A. Danielle Litaker

ADL/ab
Enclosures

cc w/enc:
Jackie Walker

CtoIRS_3_ABeaugard_981118_1047

Wilson & Associates, P.L.L.C.
1521 Merrill Drive
Suite D-220
Little Rock, AR 72211

Person to Contact:
P. Jackson
Telephone Number:
(615) 736-2339
Refer Reply to:
43-1017340
Date:
December 10, 1998

BOOK 11517 PG. 524

726-8180

RE: Notice of Nonjudicial Sale

Taxpayer : Annita M. And Allen L. White
5300 Weber Road
Hermitage, TN 37076

Dear Ms. Litaker:

This is to acknowledge receipt of your correspondence dated November 18,1998 regarding the above named taxpayer. Your notice is considered adequate for a nonjudicial sale under the provisions 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.

6940 06/08 0101 03CHECK 459.94

Thank you for your cooperation.

Sincerely,

Gary A. Eaton
Chief, Advisory Section

Enclosure

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11517 PG. 525

MAMT 117010.87
MOR TX 432.94
PRFEE 1.00
TDEED 24.00
CFEE 2.00
TOTAL 459.94
CHECK 459.94

06/08/99 01 09:37 0001 6940

0597229

99 JUN-8 AM 9:33

REGISTER

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471421