This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860

Davidson County DEEDTRS
Recvd: 12/21/00 10:20 9pgs
Fees:39.00 Taxes:462.53
20001221-0125033

TRUSTEE'S DEED

Michael J. Philbin,
Successor Trustee

to

BANK OF AMERICA, N.A.
P. O. Box 26488
Richmond, VA 23260-6488
SEND TAX BILLS HERE
NO MORTGAGEE

Map #12-O

Parcel #146
Field Book #10D51563

WHEREAS, Joseph E. Shafer and wife, Elizabeth M. Shafer executed a deed of trust on the 1st day of March, 1991, which was recorded in Book 8313, Page 54, Register's Office, Davidson County, Tennessee, conveying to Nan M. Sexton of Davidson County, TN and Evelyn Z. Binkley of Cheatham County, Tennessee, Trustees, the property hereinafter described to secure the payment of a promissory note payable to Sovran Mortgage Corporation, referred to in said deed of trust, now held by Bank of America, N.A.; and

WHEREAS, Michael J. Philbin, was appointed Successor-Trustee, said appointment being recorded in Record Book 10386, Page 930, Register's Office, Davidson County, Tennessee.

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, Grantor herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: December 19, 2000 at 10:30 a.m. at the front door of the Courthouse in Nashville, Davidson, County, Tennessee, at public outcry, borrowers having waived all right of homestead, equity of redemption, statutory right of redemption and having also relinquished all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust; and

WHEREAS, Grantee herein, Bank of America, N.A., being the highest and best bidder at said sale with a bid of One Hundred Twenty-Five Thousand, Seven and 52/100 Dollars ($125,007.52), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of One Hundred Twenty-Five Thousand, Seven and 52/100 Dollars ($125,007.52), paid by Bank of America, N.A., the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Bank of America, N.A., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Tract No. 4 described according to an unrecorded survey by Kessinger & Associates, dated September 12, 1986, as follows:

Beginning an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from an iron pin marking the northwest corner of a tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed Book 6484, Page 605, Register's Office

for Davidson County, Tennessee, as follows: N 74 degrees33' 48" W, 50.00 feet to an iron pin; thence N 74 degrees 07' 22" W, 50.00 feet to an iron pin; thence N 56 degrees 23' 14" W, 50.00 feet to the point of beginning, the northeast corner of this tract and continuing with a new line as follows, S 51 degrees, 29' 45" W, 1204.83 feet to an iron pin; thence N 18 degrees 56'09" W, 150.00 feet to an iron pin; thence N 33 degrees 47' 51" W, 878.91 feet to an iron pin; thence n 66 degrees 55' 05" E, 213.43 feet to an iron pin in the south margin of Baker Road; thence with the south margin of Baker Road, S 56 degrees 05" 47" E, 369.04 feet to the point of beginning, containing 7.61 acres as surveyed by Kessinger & Associates, September 12, 1986.

Being the same property conveyed to Joseph E. Shafer and wife, Elizabeth M. Shafer, by deed of record in Book 8313, Page 51, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1904 Baker Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Bank of America, N.A., its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, Grantor herein, does hereby transfer and assign to Bank of America, N.A., its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; the statutory right of redemption of the United States of America pursuant to 26 U.S.C. Sub. Sec. 7425(d)(1) by reason of a lien for taxes of record in Lien Book 8072, Page 315, said Register's Office, claimed by the United States of America, the statutory notice requirement set forth in 26 U.S.C. Sub. Sec. 7425(b) having been met.

Pursuant to T.C.A. 35-5-104(b), a copy of the required notice provided to the United States, along with a copy of the response of the United States are attached hereto as a **Collective Exhibit A**.

This conveyance is also made subject to the statutory right of redemption of the State of Tennessee pursuant to T.C.A. 67-1-1433(c)(1) by reason of a lien for taxes of record in Book 7965, Page 601, said Register's Office, claimed by the State of Tennessee, the statutory notice requirement set forth in T.C.A. 67-1-1433(b)(1) having been met.

Pursuant to T.C.A. 35-5-104(b), a copy of the required notice provided to the State of Tennessee, along with a copy of the response of the State of Tennessee are attached hereto as a **Collective Exhibit B**.

This conveyance is further subject to any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 19th day of December, 2000.

Michael J. Philbin, 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 Michael J. Philbin, Successor-Trustee, 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 Nashville, Tennessee, this 19th day of December, 2000.



Darla Hixon
My Commission Expires
May 26, 2002

Notary Public

Commission Expiration Date

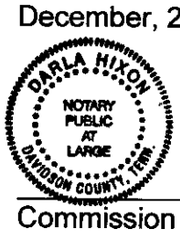
Printed Name of Notary

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration of value, whichever is greater for this transfer is $125,007.52

Michael J. Philbin, Affiant

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of December, 2000.



Darla Hixon
My Commission Expires
May 26, 2002

Notary Public

Commission Expiration Date

Printed Name of Notary

Internal Revenue Service

Area Director - Compliance

Department of Treasury

801 Broadway, MDP 53
Nashville, TN 37203

Person to Contact:
P. Jackson
Badge No. 62-09322
Telephone Number:
(615) 250-5749
Fax Number:
(615) 250-6008
Date:
November 30, 2000

Michael J. Philbin, PC
2021 Richard Jones Road
Suite 220
Nashville, TN 37215-2860

RECEIVED
DEC 0 1 2000
MICHAEL J. PHILBIN

Re: Notice of Non-judicial Sale

Taxpayer: Joe & Elizabeth Shafer Jr.
TIN: [redacted]-1987
Property: 1904 Baker Road, Goodlettsville, TN 37072

Dear Mr. Philbin:

This is to acknowledge receipt of your correspondence dated November 20, 2000 regarding the above named taxpayer. Your notice is considered adequate for a non-judicial 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,

P. Jackson

FOR William R. Walsh
Technical Support Group Manager

Enclosure

LAW OFFICE OF

MICHAEL J. PHILBIN, P.C.

2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860

Telephone
(615) 345-0025

E-mail: mphilbin@lawyersescrow.com

Facsimile
(615) 320-3280

November 20, 2000

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Internal Revenue Service
Special Procedures Section
P.O. Box 1107
Nashville, TN 37202

Re:	**Tax Payer:**	**Joseph Shafer, Jr.**
	Federal Tax Lien ID No:	**[redacted]-1987**
	Property Location:	**1904 Baker Road**
		Goodlettsville, TN 37072
	Date of Foreclosure Sale:	**December 19, 2000**
	Time of Sale:	**10:30 a.m.**
	Place of Sale:	**Front door of the courthouse in**
		Nashville, Davidson County, Tennessee
	Our File:	**00-0096**

Gentlemen:

This firm represents Bank of America, in the above-captioned matter. The purpose of this letter is to give you notice pursuant to 26 U.S.C. 7425(b) with regard to the above-referenced sale. Pursuant to this code section and the regulations promulgated thereunder, we are furnishing you with copies of the following:

1. Unreleased Federal Tax Lien: Book 9717, Page 149.

2. Copy of the Deed of Trust being foreclosed of record in Book 8313, Page 54, Register's Office for Davidson County, Tennessee.

3. Copy of the Notice of Publication (includes property description).

The sale will be held on the date and at the time and place indicated above. The terms of the sale include an offer to the highest and best bidder for cash. Please see enclosed notice for complete terms as well as the dates on which the notice will appear for publication.

4. The indebtedness owing to my client as of the date of sale will include the following:

a.	Unpaid principal balance	$86,184.74
b.	Approximate interest accrued through 12/15/00 (per diem $22.74)	24,218.10
c.	Late charges through 12/15/00	1,587.19
d.	Miscellaneous Expenses (property inspection fees)	243.66
e.	Escrow Overdraft	8,736.77
f.	Corporate Advance Balance	3,163.41
g.	Legal Fees and Expenses for this Foreclosure (Estimated)	755.00
	TOTAL:	**$124,888.87**

I trust that this information complies with the applicable statute and regulations. If additional information is required or requested, please write or call at your convenience. Prior to the sale, please forward to me your written response confirming that our notice is both timely and adequate. Thank you.

Sincerely,

MICHAEL J. PHILBIN, P.C.

Michael J. Philbin

MJP/dgh
Enclosures

cc: Ms. Robin Cosby (Bank of America, FSB)

Collective Exhibit B
(Page 1 of 3)

RECEIVED
NOV 29 2000
MICHAEL J. PHILBIN

REVENUE ENFORCEMENT DIVISION

DON SUNDQUIST
Governor

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

RUTH E. JOHNSON
Commissioner

November 27, 2000

Michael J. Philbin
Law Office
2021 Richard Jones Rd, Suite 220
Nashville, TN 37215-2860

Re: Foreclosure Sale of Property Owned by: **Joseph Schafer, Jr.**

Entity Number: **002 415811987**

Dear: Mr. Philbin

This is in reference to your letter dated November 20, 2000 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest that is due as of **December 19, 2000** is **$1,089.59**.

After the sale, please furnish me with an accounting of the sale (closing statement), and I will release the State's tax lien on the property sold. I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Becky Tellas

Becky Tellas, Account Tech I
Special Procedures Section
Revenue Enforcement Division

BT/elw

c: *file*

LAW OFFICE OF

MICHAEL J. PHILBIN, P.C.

2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215-2860

Telephone
(615) 345-0025

E-mail: mphilbin@lawyersescrow.com

Facsimile
(615) 320-3280

November 20, 2000

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Pete Swift, Director
Department for Revenue
Tax Enforcement Division
P.O. Box 190665
Nashville, TN 37219-0665

Re:	**Foreclosure Sale:**	**Davidson County**
	Date of Sale:	**December 19, 2000**
	Time:	**10:30 a.m.**
	Tax Payer(s):	**Joseph Shafer, Jr.**
	Place:	**Front Door, Davidson County Courthouse**
	Mortgagee:	**Bank of America**
	I.D. Number:	**[redacted]1987**

Dear Mr. Swift:

This firm represents the mortgagee in the above-referenced matter. The purpose of this letter is to give you notice pursuant to T.C.A. 67-1-1433(b)(1) with regard to the above-referenced sale. Pursuant to this Code Section and the regulations promulgated thereunder, we are furnishing you with the following information:

1. We are enclosing the following unreleased State Tax Lien(s) filed in the Register's Office for Davidson County, Tennessee: Book 11093, Page 994.

2. Copy of the Deed of Trust being foreclosed of record in Book 8313, Page 54, Register's Office for Davidson County, Tennessee.

3. Copy of the Notice of Publication (includes property description).

The sale will be held on the date and at the time and place indicated above. The terms of the sale include an offer to the highest and best bidder for cash. Please see enclosed notice for complete terms as well as the dates on which the notice will appear for publication.

4. The indebtedness owing to my client as of the date of sale will include the following:

a.	Unpaid principal balance	$86,184.74
b.	Approximate interest accrued through 12/15/00 (per diem $22.74)	24,218.10
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f.	Corporate Advance Balance	3,163.41
g.	Legal Fees and Expenses for this Foreclosure (Estimated)	755.00
	TOTAL:	**$124,888.87**

I trust that this information complies with the applicable statute and regulations. If additional information is required or requested, please write or call at your convenience. Prior to the sale, please forward to me your written response confirming that our notice is both timely and adequate. Thank you.

Sincerely,

MICHAEL J. PHILBIN, P.C.

Michael J. Philbin

MJP/dgh
Enclosures

cc: Ms. Robin D. Cosby (Bank of America, FSB)