SEND TAX BILLS TO:
Tennessee Housing Development Agency
404 James Robertson Parkway
Suite 1114
Nashville, TN 37243

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
Suite 500, One Church St. Bldg.
Nashville, Tennessee 37201

Map 12, Parcel 27.03

Davidson County DEEDTRS
Recvd: 01/26/01 14:36 5pgs
Fees:22.00 Taxes:0.00
20010126-0008118

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 4th day of November, 1998, Mitchell Wright and wife, Julia S. Wright, executed a Deed of Trust conveying to Thomas F. Baker, IV, Trustee, certain land to secure a note in the amount of $56,550.00, payable to First Tennessee Bank, National Association as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, in Book 7698 , Page 37 said Register's Office.

WHEREAS, the said Thomas F. Baker, IV, declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by instrument of record at Instrument Number 20001130-0117571, Register's Office for Davidson County, Tennessee; and

WHEREAS, Michael I. Mossman, Successor Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power invested in him as such Successor 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 December 29, 2000, January 5, 2001, and January 12, 2001, in The Nashville Business Journal 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, and

PURSUANT to said advertisement, on January 25, 2001, at 12:00 P.M. at the front door of the Courthouse in Davidson County, Tennessee, he, as such Successor 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 equity of redemption as provided in said Deed of Trust, but subject to any and all unpaid taxes; restrictive covenants, easements and set back lines; and any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property, at which time Tennessee Housing Development Agency, submitted the highest and best bid in the amount of $54,252.12.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Successor Trustee, does hereby sell, transfer, and convey to Tennessee Housing Development Agency, their successors and assigns in fee simple, and in bar of all equities above mentioned the following described real property, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 11, on the plan of Henry Floto's Estate, as shown on plat of record in Plat Book 421, Page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said property beginning at a point in the center line of Marrowbone Lake Road said point in the common boundary line between the Gallagher Property and said property; thence North 52 deg. West 150 feet with the center line of said road; thence South 45 deg West 290.5 feet to an point; thence South 52 deg. East 150 feet to a point, said point being the northerly boundary line of the Gallagher Property, thence North 45 deg. East 290.5 feet with the Gallagher Property to the point of beginning.

Being the same property conveyed to Janie D. Binkley by deed from Melvin D. Binkley of record in Book 11753, Page 561, said Register's Office.

This is improved property located at 6101 Marrowbone Road, Joelton, TN 37080.

Michael I. Mossman, Successor Trustee, conveys to Tennessee Housing Development Agency, all the rights conveyed to him as Successor Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Successor Trustee, may lawfully make, all his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an Individual.

A state Tax Lien is recorded in Lien Book 11597, Page 657, in the Register's Office of Davidson County, Tennessee, and the name of the taxpayer being Melvin D. Binkley . This property is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. Section 67-1-1433 (c)(l).

WITNESS, my hand and Nashville, Tennessee this 26 day of January, 2001.

MICHAEL I. MOSSMAN
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael I. Mossman, Trustee, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 26th day of January, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires NOV. 24, 2001

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $54,252.12.

AFFIANT

Sworn to and subscribed before me, this 26th day of January, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires NOV. 24, 2001

LAW OFFICES
MICHAEL I. MOSSMAN
ATTORNEY-AT-LAW
ONE CHURCH STREET BUILDING, SUITE 500
NASHVILLE, TENNESSEE 37201

TELEPHONE (615) 242-2521

TELECOPIER (615) 242-4226

E-MAIL: MIMOSSMANATTY@aol.com

December 21, 2000

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Tennessee Department of Revenue
P. O. Box 190665
Nashville, TN 37219
ATTN: Tax Enforcement

Re: Mortgagor: Melvin D. Binkley and Janie D. Binkley
Property: 6101 Marrowbone Road, Joelton, TN 37080
Loan No. 0005078258

Dear Sir:

Enclosed is a copy of the Notice of Sale in regard to a foreclosure on real property as above referenced in Nashville, Davidson County, Tennessee. This letter shall serve as Notice to you of the Sale pursuant to Section 7425(c) of the Internal Revenue Code and TCA Section 67-1-1433 (b)(1).

1. The name and address of person submitting the notice:

Michael I. Mossman, Attorney at Law
One Church Street Building
Suite 500
Nashville, TN 37201
(615) 242-2521

A copy of Tax Liens recorded in Book No(s).11597, Page 657, in the Register's Office for Davidson County, Tennessee, is attached for your reference.

2. A detailed description, including location of the property affected by the notice. (For real property, give the street address, city and state, the legal description contained in the title or deed to the property; and if available, a copy of the abstract title.)

Land in Davidson County, Tennessee, being part of Lot No. 11, on the plan of Henry Floto's Estate, as shown on plat of record in Plat Book 421, Page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said property beginning at a point in the center line of Marrowbone Lake Road said point in the common boundary line between the Gallagher Property and said property; thence North 52 deg. West 150 feet with the center line of said road; thence South 45 deg West 290.5 feet to an point; thence South 52 deg. East 150 feet to a point, said point being the northerly boundary line of the Gallagher Property, thence North 45 deg. East 290.5 feet with the Gallagher Property to the point of beginning.

Being the same property conveyed to Janie D. Binkley by deed from Melvin D. Binkley of record in Book 11753, Page 561, said Register's Office.

A copy of the abstract is enclosed for your reference.

3. If applicable, the reasons the property is liable to become greatly reduced in value if kept a minimum of 25 days, or reasons it cannot be kept for that period of time without great expense.

N/A

4. The date, time, place and terms of the sale of real property:

The sale will be held on January 25, 2001, commencing at 12 Noon. A copy of advertisement for sale is enclosed for your convenience.

5. The approximate amount of the principal obligation, including interest, due and the person selling the property, and a description of any expenses (such as legal expenses, selling costs, etc.) that will be chargeable against the sale proceeds.

Only an original of a notice of sale is required. If a duplicate and a written request acknowledgment are submitted with the original, the office of the District of Director will indicate the date and time received on the duplicate, and return it to sender.

Approximately $49,500.00 is owed to Tennessee Housing Development Agency, with foreclosure expenses of approximately $900.00 for a total bid of approximately $50,400.00.

In the event you have any questions regarding this matter, please feel free to contact me.

Otherwise, I remain,

Very truly yours,

Michael I. Mossman

MIM/tfo
Enclosure

REVENUE ENFORCEMENT DIVISION

DON SUNDQUIST
Governor

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

RUTH E. JOHNSON
Commissioner

January 25, 2001

Michael I Mossman
Attorney at Law
One Church St bldg, Suite 500
Nashville, TN 37201

Re: Foreclosure Sale of Property Owned by: Melvin D & Janie D Binkley

Entity Number: 002 414272238

Dear Mr. Mossman:

This is in reference to your letter dated January 25, 2001 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 January 25, 2001 is $3,673.02.

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*