37
Kimms

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Lewis L. Laska 901 Church Street Nashville, TN 37203-3411	Same	093-06-3-010.00
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Calvary Records, a California corporation, by Deed of Trust (the "Deed of Trust") dated March 15, 1994, transferred and conveyed to Johnnie N. Ratliff, Trustee, (Johnnie N. Ratliff, Trustee, having been replaced by Paul Dornan, Trustee, by Appointment of Substitute Trustee of record in Book 10203, page 43, said Register's Office), the property described in Exhibit A attached hereto (the "Property") (the Deed of Trust being of record in Book 9279, page 689, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record as Instrument No. 200008030077023 said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $128,260.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2001.

NOTARY PUBLIC
My Commission Expires: October 25, 2003

NOTARY PUBLIC

Davidson County DEEDTRS
Recvd: 04/19/01 14:40 9pgs
Fees:39.00 Taxes:474.56

20010419-0038966

0710064.01
046830-003 04/17/2001

bidder for cash, at public outcry, at twelve o'clock noon (12:00 noon), April 4, 2001, at the property at 142 8th Avenue North in Nashville, Davidson County, Tennessee, when and where Lewis L. Laska ("Grantee"), became the last and highest bidder for cash at the price of One Hundred Twenty-Eight Thousand Two-Hundred Sixty and 00/100 Dollars ($128,260.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

The United States claims a lien against the Property pursuant to 28 U.S.C. §6321 as set forth in that Notice of Federal Tax Lien of record in Book 10121, page 331, Register's Office for Davidson County, Tennessee. The notice required by 28 U.S.C. §7425(b) has been timely given in order for the Property not to be subject to such lien or claim of lien. A copy of the notice provided to the United States and the response, if any, is attached hereto as Exhibit B. The Property is subject to the right of the United States to redeem the Property as more fully set forth in 28 U.S.C. §7425(d)(1).

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 17th day of April, 2001.

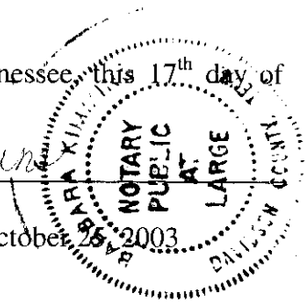
Charles S. Sanger, as Successor Trustee,
and not otherwise

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of April, 2001.



Notary Public
My Commission Expires: October 26, 2003

0710064.01
046830-003 04/17/2001

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of the Lot No. 152 on the Plan of Original Town of Nashville, not of record, as described as follows:

> Beginning on the easterly margin of 8th Avenue North, formerly Spruce Street, as widened, at a point 51 feet 11 inches, more or less, south of the southerly margin of Commerce Street, the southwest corner of the property conveyed to the Executive Board of the Tennessee Baptist Convention by deed from R. D. Stanford, Jr. et al, of record in Book 1357, page 380, Register's Office for said County; thence with the westerly margin of 8th Avenue North, as widened, southwardly 34 feet; thence eastwardly 152 feet 6 inches, more or less, to the westerly margin of an alley; thence with said alley, northwardly 34 feet to the southeast corner of said property conveyed to the Executive Board of the Tennessee Baptist Convention; thence with the southerly line of same westwardly 152 feet 6 inches, more or less to the beginning.

Being the same property conveyed to Calvary Records, Inc. by deed from Donald E. Stoll and wife, Katherine M. Stoll of record in Book 5270, page 143, said Register's Office.

EXHIBIT "B"

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
WASHINGTON, D.C. 20224

Compliance
Policy Program
Support

March 19, 2001

Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, PO Box 198062
Nashville, TN 37219

Dear Mr. Sanger:

This is to acknowledge receipt of your correspondence dated March 9, 2001 regarding Calvary Music Group, Inc., 142 8th Avenue North, Nashville, TN 37203, TIN62-1534919. 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 below.

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 the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact P. Jackson, badge number 62-09322, telephone number, (615)250-5749, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

P Jackson

for William R. Walsh
Technical Support Group Manager

Enclosure

BOULT
CUMMINGS
CONNERS
& BERRY PLC

LAW OFFICES
414 UNION STREET, SUITE 1600
POST OFFICE BOX 198062
NASHVILLE, TENNESSEE 37219

Charles S. Sanger
(615) 252-2331
Fax: (615) 252-6331
Email: csanger@bccb.com

TELEPHONE (615) 244-2582
FACSIMILE (615) 252-2380
INTERNET WEB http://www.bccb.com/

March 9, 2001

Internal Revenue Service
District Director, Collection Division
Attn: Chief, Special Procedures Division
P.O. Box 1107 MDP 53
Nashville, TN 37202

VIA CERTIFIED MAIL: 7099 3220 0007 5314 0219
RETURN RECEIPT REQUESTED

and/or

Internal Revenue Service
District Director, Collection Division
Attn: Chief, Special Procedures Division
U.S. Courthouse
801 Broadway, Room 288
Nashville, TN 37203

Re: ***Calvary Music Group, Inc., a/k/a Calvary Records, Inc.***
Notice of Foreclosure Sale

Gentlemen:

We represent Spring Arbor Distributors, Inc., and are writing to advise you that, upon instructions from our client, we will commence foreclosure proceedings immediately on the property described in the exhibit attached hereto.

1. NAME AND ADDRESS OF PERSON SUBMITTING NOTICE:

Charles S. Sanger, Successor Trustee
Boult, Cummings, Conners & Berry
414 Union Street, Suite 1600
Nashville, TN 37201

2. NOTICE OF TAX LIEN: A copy of the tax lien of record in Book 10121, page 331, containing the name and address of taxpayer, and date and place notice of lien was filed, is attached hereto as **Exhibit A**.

0657343.01
046830-003 03/09/2001

3. DESCRIPTION AND LOCATION OF PROPERTY: The property ("Property") subject to foreclosure is listed in the property description attached hereto as **Exhibit B**. The property is located as follows: 142 8th Avenue North, Nashville, Tennessee, 37203-3706.

4. SALE DATE, TIME, PLACE AND TERMS: The Property will be sold by public sale at twelve o'clock (12:00 noon) on the 4th day of April, 2001 at the Property in Davidson County to the highest bidder for cash.

5. DESCRIPTION OF DEBT AND SALE EXPENSES: As of March 9, 2001, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, including interest is $271,592.69. The per diem rate of interest for every day after the date is $50.73. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds, are estimated to be approximately $1,750.00.

Please acknowledge the enclosed copy of this notice and return in the self-addressed, stamped envelope enclosed for your convenience.

If you require any additional information with respect to this matter, please advise.

Very truly yours,

BOULT, CUMMINGS, CONNERS & BERRY, PLC

Charles S. Sanger

CSS:bjk

(Signed)

Acknowledged this 12 day of March, 2001.

Received 3-9-01

By: Jackson 02-09322

Title: Advisor

0657343.01
046830-003 03/09/2001

EXHIBIT "A"

Form 668 (Y) (Rev. October 1993)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

0203718

IDENTIF. & REFERENCE

For Optional Use by Recording Office

District: Kentucky-Tennessee

Serial Number: 629605860

BOOK 10121 PG 331

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer CALVARY MUSIC GROUP INC , (A)lso (K)nown (A)s AKA CALVARY RECORDS INC

Residence 142 8TH AVE N NASHVILLE, TN 37203-3706

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
941	12/31/95	62-1534919	03/18/96	04/17/06	4619.92

Place of Filing: Register of Deeds, Davidson County, Nashville, TN 37219

Total $ 4619.92

This notice was prepared and signed at Nashville, TN, on this, the 05th day of July, 1996.

Signature: [signature]

Title: Revenue Officer 62-01-1433

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668 (Y) (Rev. 10-93)

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

OFF REC

EXHIBIT "B"

Land in Davidson County, Tennessee, being part of the Lot No. 152 on the Plan of Original Town of Nashville, not of record, as described as follows:

> Beginning on the easterly margin of 8th Avenue North, formerly Spruce Street, as widened, at a point 51 feet 11 inches, more or less, south of the southerly margin of Commerce Street, the southwest corner of the property conveyed to the Executive Board of the Tennessee Baptist Convention by deed from R. D. Stanford, Jr. et al, of record in Book 1357, page 380, Register's Office for said County; thence with the westerly margin of 8th Avenue North, as widened, southwardly 34 feet; thence eastwardly 152 feet 6 inches, more or less, to the westerly margin of an alley; thence with said alley, northwardly 34 feet to the southeast corner of said property conveyed to the Executive Board of the Tennessee Baptist Convention; thence with the southerly line of same westwardly 152 feet 6 inches, more or less to the beginning.

Being the same property conveyed to Calvary Records, Inc. by deed from Donald E. Stoll and wife, Katherine M. Stoll of record in Book 5270, page 143, said Register's Office.