This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 60-12 11

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT AGENCY
404 JAMES ROBERTSON PARKWAY #1114
NASHVILLE TN, 37243-0900

Davidson County DEEDTRS
Recvd: 04/23/01 13:52 4pgs
Fees:18.00 Taxes:0.00
20010423-0039969

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 11, 1993, STEPHEN R. JOSLEYN, OF DAVIDSON COUNTY, TENNESSEE, was named Trustee in a Deed of Trust of even date executed by TIMOTHY W. WHITE, AN UNMARRIED PERSON conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $44,753.00, principal and interest at 6.850% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8981, Page 386, 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 INSTRUMENT 20010313-0023954 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: March 15, 2001 / March 22, 2001 / March 29, 2001, 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.

PURSUANT to said advertisement on April 23, 2001, at 11:00 AM, 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 herein above mentioned equities as provided in said Deed of Trust, at which time TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY #1114, NASHVILLE, TN 37243-0900, submitted the highest and best bid in the amount of $44,144.36

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to TENNESSEE HOUSING DEVELOPMENT AGENCY its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, BEING LOTS NOS. 31 AND 32 AND THE SOUTHERLY 15 FEET OF LOT NO. 30 BLOCK A ON THE PLAN OF HIGHLAND PARK AS SHOWN OF RECORD IN BOOK 974, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS AND PART OF LOT ADJOIN AND FRONT TOGETHER 65 FEET ON THE WESTERLY SIDE OF HIGHLAND DRIVE AND RUN BACK BETWEEN PARALLEL LINES 171 FEET TO A DEAD LINE.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESLY EXCLUDED THEREFROM IS THAT PORTION HAVING BEEN CONVEYED TO MARK A. ELLMORE IN BOOK 7579, PAGE 590, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE WESTERLY 21 FEET OF THE SOUTHERLY 15 FEET OF LOT NO. 30 ON BLOCK "A" ON THE MAP OF HIGHLAND PARK AS OF RECORD IN BOOK 974, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY W. WHITE, AN UNMARRIED

PERSON, BY DEED FROM JEFFREY ALLEN AND WIFE, DONNA ALLEN IN BOOK 8981, PAGE 383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE LAND HEREIN ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHTS OF THE STATE OF TENNESSEE TO REDEEM THE LAND AS PROVIDED FOR IN T.C.A. 67-1-1433(b)(1)

I, I. DYKE TATUM, Substitute Trustee, convey to TENNESSEE HOUSING DEVELOPMENT AGENCY 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 herein above referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, on April 23, 2001.

I. DYKE TATUM
Substitute 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 , 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, on April 23, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:1/25/03

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $44,144.36

Affiant

Subscribed and sworn to before me, this day of April 23, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:1/25/03

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

EXHIBIT "A"

Law Offices

TATUM & JONES

I. Dyke Tatum
J. Phillip Jones

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

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

3/23/2001

STATE OF TENNESSEE
TAX ENFORCEMENT DIVISION

RE: State Tax Lien 94109004
ID # 2-631047693-001-1
TIMOTHY WHITE
2912 HIGHLAND DRIVE
NASHVILLE, TN 37207

Dear Sir or Madam:

This will notify the State of Tennessee that property affected by the State Tax Lien referred to above will be sold at public auction, to the highest bidder for cash, on April 23, 2001 at 11:00 AM at FRONT DOOR OF THE COURTHOUSE, 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 N/A
4. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $43,558.68. The holder of the mortgage will at the sale bid in the property at approximate $45,724.98, plus costs and fees of approximately $1,200.00. Approximately $2,166.30 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: Eddie White

Date Received: 3-27-01

Enclosures Received: _____

Enclosures

HAND DELIVERED

3-27-01

Exhibit "B"

REVENUE ENFORCEMENT DIVISION

DON SUNDQUIST
Governor

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

RUTH E. JOHNSON
Commissioner

March 27, 2001

I Dyke Tatum
Law Offices
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Re: Foreclosure Sale of Property Owned by: **Timothy White dba Classic Oak, Inc**

Entity Number: **001 631047693**

Dear Mr. Tatum:

This is in reference to your letter dated March 23, 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 **April 23, 2001** is **$6,450.29**.

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*