This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 86-2 56

NO MORTGAGE
New Owner - Send Tax Bills:
ROGER L. WYMER
2702 MEADOW PARK
MT. JULIET, TN 37122

Davidson County DEEDTRS
Recvd: 07/05/01 10:03 6pgs
Fees:33.00 Taxes:225.70
20010705-0071644

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 3, 1999, EVA M. LEMEH, was named Trustee in a Deed of Trust of even date executed by FLOYD LEE STEWART, A MARRIED MAN AND WIFE, JANET STEWART conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $58,500.00, principal and interest at 13.24% per annum on the unpaid balance, said Deed of Trust being recorded in Book 11336, Page 248 and Rerecorded on February 18, 1999 , in Book 11345, Page 66, 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 200004130037326 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: January 25, 2001 / February 1, 2001 / February 8, 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 February 21, 2001, at 11:00 AM, and continued to July 3, 2001 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 ROGER L. WYMER, submitted the highest and best bid in the amount of $61,000.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to ROGER L. WYMER 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, TENNESSEE, BEING LOT NO. 68 ON THE PLAN OF DODSON HEIGHTS, AS OF RECORD IN BOOK 2900, PAGE 113, REIGSTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 68 FRONTS 66.2 FEET ON THE NORTHEASTERLY SIDE OF LOPEZ LANE AND RUNS BACK 140.2 FEET ON THE NORTHERLY LINE AND 137.0 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 58.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO FLOYD LEE STEWART BY QUITCLAIM DEED FROM GARY MATTHEW STEWART, WAYNE STEWART, MICHAEL STEWART AND GAEA LANTHIA STEWART OF RECORD IN BOOK 11336, PAGE 245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BY LAST WILL AND TESTMENT OF ADDIE MAI STEWART OF RECORD IN WILL BOOK 142, PAGE 725, PROBATE CLERKS' OFFICE FOR SAID COUNTY.

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 ROGER L. WYMER 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 July 3, 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 July 3, 2001.

Melanie L Brown
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 $61,000.00

Affiant

Subscribed and sworn to before me, this day of July 3, 2001.

Melanie L Brown
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

JANUARY18, 2001

STATE OF TENNESSEE
DEPARTMENT OF REVENUE

RE: State Tax Lien 004[redacted]-6238/000
ID # 002[redacted]6238
FLOYD & JANET STEWART
6012 LOPEZ LANE
HERMITAGE, TN 37076

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 February 21, 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
4. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $64,029.79. The holder of the mortgage will at the sale bid in the property at approximate $70,184.72, plus costs and fees of approximately $1,200.00. Approximately $6,154.93 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 L. White

Date Received: 1-25-01

Enclosures Received: _____

Enclosures

HAND DELIVERED

1-25-01 9:16 AM

1-19-01

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

January 25, 2001

I Dyke Tatum
Tatum & Jones Law Offices
Suite 200, Arena Place
2001 Charlotte Ave
Nashville, TN 38203

Re: Foreclosure Sale of Property Owned by: **Floyd & Janet Stewart**

Entity Number: **004 413686238**

Dear Mr. Tatum:

This is in reference to your letter dated January 18, 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 **February 21, 2001** is **$886.90**.

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*

EXHIBIT "C"

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

May 23, 2001

STATE OF TENNESSEE
DEPARTMENT OF REVENUE

RE: State Tax Lien 004[redacted]3-6238
ID # 002[redacted]3-6238
FLOYD & JANET STEWART
6012 LOPEZ LANE
HERMITAGE, TN 37076

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 February 21, 2001 and continued to July 3, 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
4. Copy of the Notice of Publication
5. COPY OF STATE TAX LIEN PREVIOULSY SENT ALONG WITH APPROVAL LETTER FROM STATE

The outstanding balance of the note secured by the mortgage to be foreclosed is $64,029.79. The holder of the mortgage will at the sale bid in the property at approximate $70,184.72, plus costs and fees of approximately $1,200.00. Approximately $6,154.93 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: 6/7/01

Enclosures Received: _____

Enclosures

HAND DELIVERED

6-7-01
10 a.m.

EXHIBIT "D"

REVENUE ENFORCEMENT DIVISION

DON SUNDQUIST
Governor

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

RUTH E. JOHNSON
Commissioner

July 2, 2001

I Dyke Tatum
Tatum & Jones Law Offices
2001, Arena Pl, Suite 200
Nashville, TN 38203

Re: Foreclosure Sale of Property Owned by: **Floyd & Janet Stewart**
Entity Number: **0004-413686238**

Dear Mr. Tatum:

This is in reference to your letter dated May 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 **July 3, 2001** is **$910.12**.

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,

Pete Swift, Revenue Enforcement Manager
Nashville Administrative Office
Revenue Enforcement Division

PS/jes