PICK-UP

TRUSTEE'S DEED

State of Tennessee }
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $29,916.00

Affiant

Sworn to and subscribed before me this 10 day of January, 2002

NOTARY PUBLIC

My Commission expires 9/28/02.

This instrument prepared by:

Robert F. Spann, Attorney
Suite 400, 214 Second Avenue, North
Nashville, TN 37201

Davidson County DEEDTRS
Recvd: 01/10/02 12:23 4pgs
Fees:23.00 Taxes:110.69

20020110-0004023

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, etal	Same	Map 81-7
2409 Lloyd Avenue		Parcel 374
Nashville, TN 37218		

WHEREAS, on the 7th day of June, 2000, **Tech Plus of Nashville, Inc.** executed an Deed of Trust to **Robert F. Spann, Trustee**, to secure a promissory note of even date to **Johnny Burroughs and wife, Linda Burroughs**, in the amount of $20,000.00, as fully set out in said Deed of Trust of record in Instrument No. 200001260008601, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Johnny Burroughs and wife, Linda Burroughs, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Installment Deed, and to sell the hereinafter described property; and

WHEREAS, I. Robert F. Spann, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on 11-01-01, 11-08-01, and 11-15-01, respectively; and

WHEREAS, said sale was postponed until January 9, 2002, at 10:30 AM; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert F. Spann, Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on November 30, 2001, at 10:30 AM at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, there is recorded in the Register's Office for Davidson County, Tennessee a Notice of a State Tax Lien against Tech Plus of Nashville, Inc., of record in Instrument No. 20011106-0121634; and

WHEREAS, notice to the State Department of Revenue of the impending foreclosure sale was duly given, a copy of said notice is attached hereto; and

WHEREAS, permission from the State of Tennessee for the foreclosure sale to proceed was duly given, a copy of the letter granting permission being attached hereto; and

WHEREAS, at the sale, Johnny Burroughs was the highest and best bidder, the amount of his bid being in the sum of twenty nine thousand nine hundred sixteen and no/100 dollars ($29,916.00); and

NOW THEREFORE, I Robert F. Spann, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of twenty nine thousand nine hundred sixteen and no/100 dollars ($29,916.00), credited and applied as payment on the note secured by the aforementioned Installment Deed, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Johnny Burroughs and wife, Linda Burroughs, as to an undivided ½ interest, and Talton Williams and wife, Araminta

Williams, as to an undivided ½ interest, hereinafter known as the Grantee, their successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Cephas Woodard Subdivision of Lots 5 and 6, Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 50 feet on the easterly side of 12th Avenue, North and extends back between parallel lines 115 feet to an alley in the rear

Being the same property conveyed to Tech Plus of Nashville, Inc., by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20000126-0008599, Register's Office for Davidson County, Tennessee.

This is property known as [redacted] 1820 12th Avenue, North, Nashville, TN 37208

This conveyance is made subject to unpaid taxes, and all matters of record in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions of record, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate title, and interest thereto belonging to the said Grantee, his successors and assigns, forever.

I, Robert F. Spann, Trustee, under the Deed of Trust of record in Instrument No. 200001260008601, Register's Office for Davidson County, Tennessee, do hereby transfer unto the said Grantee, his successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I, as Trustee, under said Installment Deed, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert F. Spann, Trustee, has hereunto set his hand, this the 10 day of January, 2002..

ROBERT F. SPANN, TRUSTEE, WITH OFFICE IN DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 10 day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/02.

ROBERT F. SPANN
Attorney-at-Law
SUITE 400, WASHINGTON SQUARE
214 SECOND AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

ROBERT F. SPANN, P.C.

TELEPHONE 615-248-2300
FAX NO. 615-248-2303

December 5, 2001

Tennessee Department of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242

Re: **Tech Plus of Nashville, Inc.**

Gentlemen:

We represent Johnny Burroughs and wife, Linda Burroughs, and are writing to advise you that upon instructions from our client, we will commence foreclosure proceedings immediately on the property described in the attached foreclosure notice. The foreclosure sale is scheduled for January 9, 2002, at 11:00 AM.

We enclose herewith a copy of your recorded *Notice of Lien*, recorded 11-06-01, together with a copy of the security instrument upon which we are foreclosing, recorded 01-26-00, as Instrument No. 200001260008601, Register's Office for Davidson County, Tennessee.

Please acknowledge receipt of this notice on the enclosed copy of this letter and return it to my attention. Also, enclosed herewith, is a stamped, self-addressed envelope for your convenience in doing so.

If you require addition information with respect to this matter please advise.

Sincerely,

Robert F. Spann

Enclosures: As stated.

Received by:

_____

Date: _____

REVENUE ENFORCEMENT DIVISION

DON SUNDQUIST
Governor

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

RUTH E. JOHNSON
Commissioner

December 21, 2001

Robert F. Spann
Attorney at Law
Suite 400, Washington Square
214 Second Avenue, North
Nashville, TN 37201

Re: Foreclosure Sale of Property Owned by: **Tech Plus of Nashville, Inc**

Entity Number: **005 0379095**

Dear Mr. Spann:

This is in reference to your letter dated December 17, 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 9, 2002** is **$1,885.98**.

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*