PICK-UP

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 155-7-A 15

NO MORTGAGE
New Owner - Send Tax Bills:
AUBREY HIAM
301 FAIRBANKS ROAD
GOODLETTSVILLE, TN 37073

Davidson County DEEDTRS
Recvd: 04/10/02 09:27 4pgs
Fees:23.00 Taxes:225.33
20020410-0043956

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 21, 1998, MARY L. ARONOV, was named Trustee in a Deed of Trust of even date executed by C.L. BOYTE AND WIFE, SUE ANN BOYTE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $60,000.00, principal and interest at 11.4400% per annum on the unpaid balance, said Deed of Trust being recorded in Book 11176, Page 442 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 20020401-0039137 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 7, 2002 / March 14, 2002 / March 21, 2002, 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 9, 2002, 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 AUBREY HIAM, 301 FAIRBANKS ROAD, GOODLETTSVILLE, TN 37203 submitted the highest and best bid in the amount of $60,901.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to AUBREY HIAM 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. 4 ON THE FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE III, SECTION "B", SUBDIVISION, OF RECORD IN BOOK 7900, PAGE 993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO C.L. BOYTE AND WIFE, SUE ANN BOYTE BY DEED FROM DONALD W. JOHNSON OF RECORD IN BOOK 11176,PAGE 439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE LAND HEREIN ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHTS OF THE UNITED STATES OF AMERICA TO REDEEM THE LAND AS PROVIDED FOR IN 26 U.S.C. 7425(d)(1)

I, I. DYKE TATUM, Substitute Trustee, convey to AUBREY HIAM 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 9, 2002.

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 9, 2002.

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 $60,901.00

Affiant

Subscribed and sworn to before me, this day of April 9, 2002.

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

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

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

I. Dyke Tatum
J. Phillip Jones

March 5, 2002

INTERNAL REVENUE SERVICE
SPECIAL PROCEDURES STAFF
P. O. BOX 1107
NASHVILLE, TN 37202

RE: Federal Tax Lien
SERIAL NO.:629842977
ID # [redacted]-0080
C.L. AND SUE ANN BOYTE
7188 FORREST OAKS DRIVE
NASHVILLE, TN 37221

Dear Sir or Madam:

This will notify the Internal Revenue Service that property affected by the Federal Tax Lien referred to above will be sold at public auction, to the highest bidder for cash, on April 9, 2002 at 11:00 AM at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, 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 Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is 80,358.51. The holder of the mortgage will at the sale bid in the property at approximate $107,408.64, plus costs and fees of approximately $1,200.00. Approximately $27,050.13 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: _____

Date Received: 3/8/02

Enclosures Received: _____

Enclosures

HAND DELIVERED

Exhibit "B"

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

March 12, 2002

I. Dyke Tatum
2001 Charlotte Avenue, Ste. 200
Nashville, TN 37203

Dear Mr. Tatum:

This is to acknowledge receipt of your correspondence dated March 5, 2002 regarding C.L. & Sue Ann Boyte, 7188 Forrest Oaks Drive, Nashville, TN 37221 TIN: 410-90-0080. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 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, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Ron Thomas

For: K. Scott Franks
Technical Support Group Manager

Enclosure