This instrument prepared by:
Kevin J. Jones
Attorney at Law
501 Union Street, Suite 200
Nashville, Tennessee 37219

Davidson County DEEDTRS
Recvd: 07/24/02 10:31 4pgs
Fees:23.00 Taxes:266.40
20020724-0088775

Address New Owner:
Southern Financial Inc.
P.O. Box 752184
Memphis, TN 38175-2184

Send Tax Bills To:
SAME

Map/ Parcel
061-16-0-147.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated February 17, 2000, executed by RONALD E. KEMP AND WIFE, JUDY A. KEMP, to JEFF FARRIS of Nashville, Davidson Co., TN., Trustee, appearing of record at Instr. 200002250018460, Register's Office for Davidson County, Tennessee, and, the RONALD E. KEMP AND WIFE, JUDY A. KEMP, conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein; and

WHEREAS, by an Appointment of Substitute Trustee of record in Instrument No: 20011010-0110258 Register's Office for Davidson County, Tennessee, Kevin J. Jones, Nashville, TN, was appointed as Substitute Trustee; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Nashville, TN, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in The Nashville Record, a newspaper published in Davidson County, TN, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 10:30 A.M., on July 19, 2002, at the main door of the Davidson County Courthouse in Nashville, TN; and

WHEREAS, the highest, last and best bid received was in the amount of $72,000.00, said offer and bid having been made by Southern Financial, Inc.;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Nashville, TN, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to the Southern Financial, Inc., their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, TN, to-wit:

Being Lot No. 25 and 26, Block C on the map of Greenland Estates, as of record in Plat Book 974, Page 13, Register's Office for Davidson, County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Judy A. Kemp, married by deed from Anthony Keith Jones and wife, Rhonda K. Jones, of record in Deed Book 10286, Page 645, Register's Office for said County.

The land described herein 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(c)(1).

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Southern Financial, Inc., their successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 24th day of July, 2002.

for Nashville TN Substitute Trustee
Kevin J. Jones, Nashville, TN, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Nashville, Tennessee, Substitute Trustee, 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 Nashville, Tennessee, this 24th day of July, 2002.

KIMBERLY D. DYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAY 30, 2004

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Affiant

Subscribed and sworn to before me this 24th day of July, 2002.

KIMBERLY D. DYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAY 30, 2004

LAW OFFICE
KEVIN J. JONES
ATTORNEY AT LAW

501 UNION STREET
SUITE 200
NASHVILLE, TENNESSEE 37219

TELEPHONE: 615-248-4408

TELEFAX: 615-248-6600
EMAIL: KJJ@JDGLAW.COM

June 10, 2002

Ms. Becky Tellas
Account Technician I
Special Procedures Section
STATE OF TENNESSEE
DEPARTMENT OF REVENUE
500 Deaderick, 4th Floor
Nashville, Tennessee 37242

RE: State Tax Lien 002[redacted]-0544/000
ID # 002[redacted]-0544
Judy A. Kemp d/b/a Gidget's
1349 Greenland Avenue
Nashville, TN 37216

Dear Ms. Tellas:

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 Friday, July 19, 2002 at 10:30 a.m. at the front door of the DAVIDSON COUNTY COURTHOUSE, Nashville, Tennessee. This property is more accurately described in attached Deed of Trust:

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 $84,627.17. The holder of the mortgage will at the sale bid in the property at approximately $84,627.17, plus costs and fees of approximately $1,500.00. However, the lender reserves the right to bid less than the total debt in order to preserve a possible deficiency.

Sincerely yours,

Kevin J. Jones

KJJ/mda
Enclosures

Received By: _____

Date Received: _____

Enclosures Received: _____

REVENUE ENFORCEMENT DIVISION

DON SUNDQUIST
Governor

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

RUTH E. JOHNSON
Commissioner

June 12, 2002

Kevin J Jones
Law Office
501 Union Street, Suite 200
Nashville, TN 37219

Re: Foreclosure Sale of Property Owned by: **Judy A Kemp dba Gidget's**

Entity Number: **002 411820544**

Dear Mr. Jones:

This is in reference to your letter dated June 10, 2002 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 **exclusively to my attention** at State of Tennessee, Revenue Enforcement, P. O. Box 190665, Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **July 19, 2002** is **$9,439.83**.

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 Tallas

Becky Tallas, Account Tech I
Special Procedures Section
Revenue Enforcement Division

BT/elw

c: *file*