02-1189-RAT

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 93-13-A 307
11 MUSIC SQUARE E. #307
NASHVILLE, TN 37203

NO MORTGAGE
New Owner - Send Tax Bills:
ALASKA SEABOARD PARTNERS, LIMITED
401 OLD SOUTH WOODWARD AVENUE, STE. 300
BIRMINGHAM, MI 48009-6616

Davidson County DEEDTRS
Recvd: 02/11/03 13:34 4pgs
Fees:23.00 Taxes:122.10
20030211-0018741

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 29, 1997, ROBERT J. TURNER, was named Trustee in a Deed of Trust of even date executed by ROBERT W. HALL, UNMARRIED conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $65,100.00, principal and interest at 13.55% per annum on the unpaid balance, said Deed of Trust being recorded in Book 10464, Page 218 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 20021015-0126618 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 9, 2003 / January 16, 2003 / January 23, 2003, 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 11, 2003, 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 ALASKA SEABOARD PARTNERS, LIMITED PARTNERSHIP, submitted the highest and best bid in the amount of $33,000.00

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to ALASKA SEABOARD PARTNERS, LIMITED PARTNERSHIP 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 UNIT NO. 307 OF SPENCE MANOR COMDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101 ET SEQ., AS AMENDED, TENNESSEE ANNOTATED, AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 3794, PAGE 219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF SPENCE MANOR CONDOMINIUM AS SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. HALL, UNMARRIED, BY DEED FROM DAVID CHASE, UNMARRIED, OF RECORD IN BOOK 9680, PAGE 851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO MATRIX INTERNATIONAL CONSULTING CORPORATION BY QUITCLAIM DEED OF RECORD IN INSTRUMENT 20020813-0098104, REGISTER'S OFFICE FOR SAID COUNTY.

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 ALASKA SEABOARD PARTNERS, LIMITED PARTNERSHIP 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 February 11, 2003.

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, Substitute Trustee, 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 February 11, 2003.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/25/06.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $33,000.00

Affiant

Subscribed and sworn to before me, this day of February 11, 2003.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/25/06

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

I. Dyke Tatum
J. Phillip Jones

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

January 7, 2003

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

RE: Federal Tax Lien
SERIAL NO.:620280538
ID [redacted]-1731 (ROBERT HALL)
MATRIX INTERNATIONAL CONSULTING CORPORATION
11 MUSIC SQUARE E. #307
NASHVILLE, TN 37203

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 February 11, 2003 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 Mortgage Title Policy
4. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is 99,404.62. The holder of the mortgage will at the sale bid in the property at approximate $148,004.90, plus costs and fees of approximately $1,200.00. Approximately $48,600.28 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: J. Redmond

Date Received: 1/13/03

Enclosures Received: _____

Enclosures

HAND DELIVERED - 1-13-03

Exhibit B

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

JAN 24 2003

SMALL BUSINESS/SELF-EMPLOYED DIVISION

January 21, 2003

Tatum & Jones
Suite 200, Arena Place, 2001 Charlotte Avenue
Nashville, Tennessee 37203

Dear Mr. Tatum:

This is to acknowledge receipt of your correspondence dated January 7, 2003 regarding Robert W. Hall, 11 Music Square E. #307, Nashville, Tennessee 37203, TIN [redacted]1731. 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)250-5406, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

K. Scott Franks
Technical Support Group Manager

Enclosure