22

03-0721-SBS
This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 33-4 61.
520 ALTA LOMA ROAD
GOODLETTSVILLE, TN 37070-0338

NO MORTGAGE
New Owner - Send Tax Bills:
PACIFIC PREMIER BANK
29229 CANWOOD STREET, STE. 110
AGOURA HILLS, CA 91301

Davidson County DEEDTRS
Recvd: 07/07/03 09:47 5pgs
Fees:28.00 Taxes:390.73
20030707-0092852

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 31, 2000, K. THOMAS SIDWELL, was named Trustee in a Deed of Trust of even date executed by RAY GAMBLE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $94,500.00, principal and interest at 11.875% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 20000915-0092142 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 20030616-0082369 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: June 5, 2003 / June 12, 2003 / June 19, 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 July 2, 2003, at 11:00 AM, at OUTSIDE THE DOOR OF THE REGISTER OF DEEDS OFFICE LOCATED AT 501 BROADWAY, SUITE 501, AT THE NORTHWEST ENTRANCE TO GAYLORD ENTERTAINMENT CENTER, NASHVILLE, 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 PACIFIC PREMIER BANK, , , submitted the highest and best bid in the amount of $105,602.19

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to PACIFIC PREMIER BANK 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:

SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION"

BEING THE SAME PROPERTY CONVEYED TO RAY GAMBLE, UNMARRIED, AND GREGORY A. NASH, MARRIED, WITH RIGHT OF SURVIVORHIP, BY DEED FROM K. THOMAS SIDWELL, TRUSTEE, OF RECORD IN INSTRUMENT 20001005-0098905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to PACIFIC PREMIER BANK 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 2, 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 July 2, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/06

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $105,602.19

Affiant

Subscribed and sworn to before me, this day of July 2, 2003.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/06.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, CHARLOTTE AVENUE
NASHVILLE, TN 37203

Exhibit "A"

Being Lot No. 34 on the plan of Goodlettsville Heights, Section IV, a plat of which is of record in Book 2133, page 44, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joe . Northern and wife, Katie B. Northern by deed from Anna Mai Northern of record in Book 8332, page 408, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded from this conveyance: Being the Easterly part of Lot No. 34 on the Plan of Goodlettsville Heights, Section 4, of record in Book 2133, page 44, in the Register's Office, Davidson County, Tennessee.
Beginning at a point in the Southeast corner of said Lot No. 34 and runs with the South line of said lot North 69 degrees West, 55.5 feet to a point; thence with a line which is West of and at all points 120 feet from the centerline of the proposed highway in a Northerly direction 125 feet to a point; thence with the North line of said Lot No. 34, South 69 degrees East, 33 feet to a point in the East line of said Lot No. 34; thence with said line South 20 degrees 30 minutes West, 83.6 feet to a point; thence with said line South 41 degrees 30 minutes West, 37.6 feet to the point of beginning, containing 0.14 acres, more or less, and being a part of the same land conveyed to Joe Y. Northern and sister, Mai Northern, by deed of record in Book 3133, page 417, in the Register's Office, Davidson County, Tennessee.
Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby conveyed.

Included in the above description but expressly excluded from this conveyance: Beginning at the point of intersection of the existing west margin of I-65 and the south boundary of the Harold F. Savely, etux property; thence with said existing margin south 37 degrees 46 minutes 27 seconds west 122.82 feet to a point in the north boundary of the Charles M. Brown, etux property; thence with said north boundary north 69 degrees 09 minutes 22 seconds west 45 feet, more or less to a point in the proposed west margin of I-65; thence with said west margin north 38 degrees 45 minutes 18 seconds east 123.48 feet to a point in the south boundary of the Harold F. Savely, etux property; thence with said south boundary south 69 degrees 09 minutes 22 seconds east 45 feet, more or less to the point of beginning and containing 0.112 acres and being part of the same property conveyed to Joe Y. Northern, etux by W. C. Moncrief and Company, Inc. as recorded in Book 3133, page 411, Register's Office for Davidson County, Tennessee.

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

June 3, 2003

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

RE: Federal Tax Lien
SERIAL NO.:620274140
ID # [redacted]-5227
RAY GAMBLE AND GREGORY NASH
520 ALTA LOMA ROAD
GOODLETTSVILLE, TN 37070-0338

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 July 2, 2003 at 11:00 AM at OUTSIDE THE DOOR OF THE REGISTER OF DEEDS OFFICE LOCATED AT 501 BROADWAY, SUITE 501, AT THE NORTHWEST ENTRANCE TO GAYLORD ENTERTAINMENT CENTER, NASHVILLE, 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 N/A
4. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is 101,946.91. The holder of the mortgage will at the sale bid in the property at approximate $109,442.80, plus costs and fees of approximately $1,200.00. Approximately $7,495.89 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: Latrecia Osborne

Date Received: 6-5-03

Enclosures Received: _____

Enclosures

Hand Delivered 6-5-03 MF

Exhibit B

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

June 12, 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 June 3, 2003 regarding Gregory A. Nash, 520 Alta Loma Road, Goodlettsville, Tennessee 37072, TIN 363-86-5227. 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 Services Group Manager

Enclosure