PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Davidson County DEEDTRS
Recvd: 01/29/04 10:29 6pgs
Fees:33.00 Taxes:243.24
20040129-0011067

Name: Davis Todd, Agent, A. Fittipaldi, Inc.
S&K#: 03-1470
Loan#: 9210144546

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 13, 2000, recorded in Instrument Number 200008020076710, Register's Office of Davidson County, Tennessee, David B. Todd, a single person, conveyed to I. Dyke Tatum, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20021206-0150838, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on January 14, 2004, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to UNION PLANTERS BANK, N.A., whose address is UNION PLANTERS MORTGAGE, INC., 215 Forrest Street, Hattiesburg, Mississippi 39401, at and for the sum of $65,741.07, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by UNION PLANTERS BANK, N.A., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said UNION PLANTERS BANK, N.A., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 289, on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said property.

This legal description is identical with that in Trust Deed recorded in Instrument Number 200008020076710, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument Number 200008020076710, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Instrument Number 200008020076709, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d) (1). Attached hereto is a copy of said notice and letter of compliance.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto UNION PLANTERS BANK, N.A., its successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 14th day of Jan., 2004, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN

12/20/05
My commission expires:

Notary Public

My Comm. Exp. 12-20-05

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $65,741.07 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN

12/20/05
My commission expires:

Notary Public

My Comm. Exp. 12-20-05

PROPERTY ADDRESS: 3040 Sunnyview Drive, NASHVILLE, TN 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
UNION PLANTERS BANK, N.A.
215 Forrest Street
Hattiesburg, MS 39401

S & K #:03-1470
Map & Parcel – 59-5/285

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

RECEIVED
DEC 23 2003
BY:_____

December 18, 2003

Shapiro & Kirsch, LLP
6750 Lenox Center Court, Suite 202
Memphis, Tennessee 38115

Dear Mr. Kirsch:

This is to acknowledge receipt of your correspondence dated December 11, 2003 regarding David B. Todd, 3040 Sunnyview Drive, Nashville, Tennessee 37218, TIN [redacted]5805. 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,

Gwannette Claybrook

Gwannette Claybrook
Technical Services Acting Group Manager

Enclosure

SK

SHAPIRO & KIRSCH, LLP

ATTORNEYS AT LAW

Gerald M. Shapiro
Admitted in Illinois and Florida only
Joe M Kirsch
Admitted in Tennessee
D. Denise Griffin
Sharon N. Fewell

December 11, 2003

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
#7003 2260 0003 5557 4699

Internal Revenue Service
Area Director - Compliance
Attn: Technical Support - P. Jackson
801 Broadway - MDP 53
Nashville, TN 37203

Attention: P. Jackson

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money Deed of Trust from David B. Todd, a single person to I. Dyke Tatum, Trustee, dated April 13, 2000, recorded in the Register's Office of Davidson County, Tennessee, in Instrument No. 200008020076710, has been requested by the noteholder, UNION PLANTERS BANK, N.A., to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Lien recorded in Instrument 200008210082636, in the Register's Office of Davidson County, Tennessee.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Described property located in Davidson County, Tennessee, to wit:

Lot Number 289, on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said property.

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(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on **January 14, 2004 @ 10:00 a.m.**, Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said deed of trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Unpaid principal balance	$53,672.45
Interest 4/1/02 to 01/01/04	$8,969.40
Late charges	$447.92
Attorney fees	$550.00
Advertisement	$450.00
Recording charges	$12.00
State tax	$211.54
TOTAL	$64,313.31

Enclosed is a copy of the Deed of Trust.

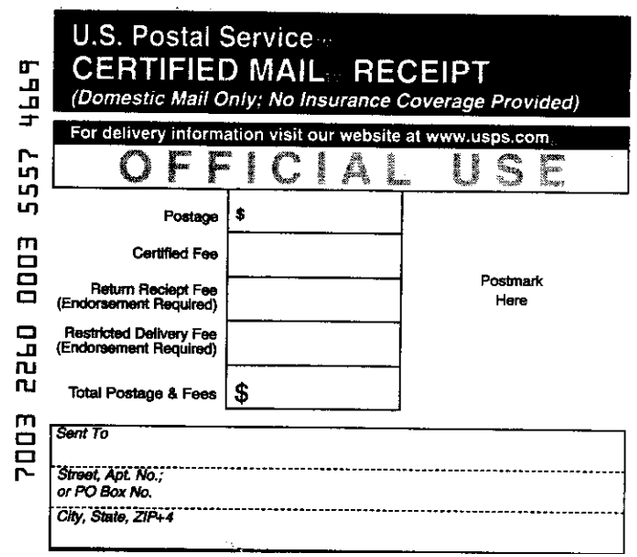
If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH

Joe M. Kirsch

Enclosures
cc: UNION PLANTERS MORTGAGE, INC.


U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE
Postage
$
Certified Fee
Return Reciept Fee
(Endorsement Required)
Restricted Delivery Fee
(Endorsement Required)
Total Postage & Fees
$
Postmark
Here
Sent To
Street, Apt. No.;
or PO Box No.
City, State, ZIP+4
7003 2260 0003 5557 4669