Davidson County DEEDTRS
Recvd: 10/05/04 10:59 9pgs
Fees:48.00 Taxes:351.50
20041005-0119679

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 24, 1998, Dale E. Walden, an unmarried person, executed to Transcontinental Title, Trustee, a certain deed of trust conveying to it as Trustee, certain property hereinafter fully set forth and described, which deed of trust is of record in Book 11007, Page 469, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument No. 20021105-0135568 in said Register's Office the Original Trustee was replaced by E. Franklin Childress, Jr., Toni Campbell Parker, and Mary K. Alissandratos, as Substitute Trustees; and

WHEREAS, by instrument of record under Instrument No. 20040721-0086936 in said Register's Office the Substitute Trustees were replaced by E. Franklin Childress, Jr., Clifford D. Pierce, Jr., and Mary K. Alissandratos, as Substitute Trustees, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, Citifinancial Mortgage Company, Inc., f/k/a Associates Home Equity Services, Inc., the owner by assignment thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a newspaper published in the City of Nashville, Davidson County, Tennessee, the first insertion appearing on August 26, 2004 and subsequent insertions appearing on September 2, 2004, and September 9, 2004, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at ten thirty o'clock (10:30 a.m.), on **Friday, September 17, 2004**, being the time and at the main door of the Register of Deeds, located in the Gaylord Entertainment Center, 501 Broadway, Suite 501, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Citifinancial Mortgage Company, Inc., at and for the sum of $95,000.00, which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Citifinancial Mortgage Company, Inc., the following real estate situated and located in Davidson County, Tennessee, to-wit:

> Being Lot No. 14A on the Plan of River Trace Estates, Phase I, Section I, of record in Plat Book 6250 at Pages 996-997, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dale E. Walden, by deed recorded in Book 7318, Page 233, Register's Office of Davidson County, Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

The Internal Revenue Service has filed Notices of Federal Tax Lien under Internal Revenue Laws recorded in Instrument No. 200004120037157, 200009180092543, and 20010502-0045037 in the Davidson County Register's Office, Nashville, Tennessee. Notice is required by 26 U.S.C. Section 7425(b) to be given to the United States in order for the sale of the land thus advertised not be subject to such lien or claim of lien by the United States. Notice required by 26 U.S.C. Section 7425(b) has been timely given, and the sale of the above described property shall be subject to the right of the United States to redeem as provided in 26 U.S.C. Section 7425(d)(1).

The Tennessee Department of Revenue has filed a Notice of State Tax Lien recorded in Instrument No. 200006090058149 in the Davidson County Register's Office, Nashville, Tennessee. Notice is required by TCA Section 67-1-1433(b)(1) to be given to the State of Tennessee in order for the sale of the land thus advertised not to be subject to such lien or claim of lien of the State of Tennessee. Notice required by TCA Section 67-1-1433(b)(1) has been timely given and the sale of the above described property shall be subject to the right of the State of Tennessee to redeem the land as provided in TCA Section 67-1-1433(c)(l).

IN WITNESS WHEREOF, Mary K. Alissandratos, as Substitute Trustee has hereunto set her hand this the 17th day of September, 2004.

Mary K. Alissandratos
MARY K. ALISSANDRATOS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 17th day of September, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary K. Alissandratos, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as Substitute Trustee.

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

Sandra S. Lee
NOTARY PUBLIC

My Commission Expires:

_____

SANDRA S. LEE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. OCT. 10, 2006

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary K. Alissandratos
AFFIANT

Subscribed and sworn to before me on this 17th day of September, 2004.

Sandra S. Lee
NOTARY PUBLIC

My Commission Expires:

_____

SANDRA S. LEE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. OCT. 10, 2006

****

PROPERTY ADDRESS: 2700 Paddle Wheel Dr.
Nashville, TN 37214-112

OWNER AND MAIL TAX NOTICE TO: REO
Citifinancial Mortgage Co., Inc.
1111 Northpoint Drive
Bldg. 4, Suite 100
Coppell, TX 75019

PREPARED BY AND RETURN TO: Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
165 Madison Avenue, Suite 2000
Memphis, TN 38103

Tax Parcel ID: Map 62-2, Group A, Parcel 51 CO

9/17

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

August 26, 2004

Baker, Donelson, Bearman & Caldwell
First Tennessee Building, 165 Madison Avenue, Suite 2000
Memphis, Tennessee 38103

Dear Ms. Alissandratos:

This is to acknowledge receipt of your correspondence dated August 20, 2004 regarding Dale E. Walden, 2700 Paddle Wheel Drive, Nashville, Tennessee 37214, TIN 62-1097820/239-64-7654. 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

REVENUE ENFORCEMENT DIVISION

PHIL BREDESEN
Governor

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

LOREN L. CHUMLEY
Commissioner

July 26, 2004

Mary Alissandratos
Baker, Donelson, Bearman & Caldwell
First Tennessee Bldg
165 Madison Ave, Suite 2000
Memphis, TN 38103

Re: Foreclosure Sale of Property Owned by: **Dale E. Walden**
Entity Number: **002[redacted]-7654**

Dear Ms. Alissandratos:

This is in reference to your letter dated July 16, 2004 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 to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **August 17, 2004** is **$14,970.35**.

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (closing statement), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Becky Tellas, Supervisor
Special Procedures Section
Revenue Enforcement Division

BT/rp

c: *file*

N0007501 6173244000630

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:	ENTITY ID:
DALE E WALDEN	002 239-65-7654/000
D/B/A: INGLEWOOD CLEANING CENTER 703-B HOWSE AVENUE MADISON TN 37115	002 239-65-7654 COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on May 30, 2000.

COMMISSIONER OF REVENUE

By: _____

Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME

REGISTER BY: _____

Inst [illegible] Page: 1 OF 1
REC'D FOR REC 06/00/2000 4:19:35PM
RECORD FEE: $10.00
R. TAX: $0.00 T. TAX: $0.00

RV-N0007501

Form 668 (Y) (c) (Rev. August 1997) | 1916 | Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

District: SMALL BUSINESS/SELF EMPLOYED AREA #8 (800) 829-3903

Serial Number: 620163702

For Optional Use by Recording Office

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Davidson County LIENFTL
Recvd: 05/02/01 15:41 1pgs
Fees:10.00 Taxes:0.00
20010502-0045037

Name of Taxpayer: DALE E WALDEN

Residence: 2700 PADDLEWHEEL DR
NASHVILLE, TN 37214-1121

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/1998	[redacted]-7654	08/28/2000	09/27/2010	8127.97

Place of Filing:
Register of Deeds
Davidson County
Nashville, TN 37201

Total: $ 8127.97

This notice was prepared and signed at Nashville, TN, on this, the 24th day of April, 2001.

Signature: for G ACKLIN [signature] Title: ACS (800) 829-3903 62-01-

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971-2 C.B. 406)

PART 1 - Kept by Recording Office

Form 668 (Y) (c) (Rev. 9-97)

Form 668 (Y) (c) (Rev. October 1999) | 1829 | Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

For Optional Use by Recording Office

District: KENTUCKY-TENNESSEE

Serial Number: 620053592

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Davidson County LIENFTL
Recvd: 09/18/00 13:55 1pgs
Fees:10.00 Taxes:0.00
20000918-0092543

Name of Taxpayer: DALE WALDEN
INGLEWOOD CLEANING CENTER

Residence: 4705 GALLATIN RD
NASHVILLE, TN 37216-1712

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
941	12/31/1998	62-1097820	06/19/2000	07/19/2010	6916.84
941	03/31/1999	62-1097820	06/12/2000	07/12/2010	4919.44
941	06/30/1999	62-1097820	06/12/2000	07/12/2010	6003.72
941	09/30/1999	62-1097820	06/12/2000	07/12/2010	5040.00
941	12/31/1999	62-1097820	06/12/2000	07/12/2010	5288.58

Place of Filing: Register of Deeds
Davidson County
Nashville, TN 37201

Total: $ 28170.58

This notice was prepared and signed at Nashville, TN, on this the 07th day of September, 2000.

Signature: for [illegible] | Title: Revenue Officer 62-01-1419
(615) 250-5174

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971-2 C.B. 409.)

PART 1 - KEPT BY RECORDING OFFICE

Form 668 (Y) (c) (Rev. 10-
CAT. NO. 6002

U.S. GOVERNMENT PRINTING OFFICE: 1999-441-058/20001

Form 668 (Y)
(Rev. October 1993)

1826

Department of the Treasury • Internal Revenue Service

Notice of Federal Tax Lien

District	Serial Number
KENTUCKY-TENNESSEE	620049252

For Optional Use by Recording Office

Instr: [illegible] Pages: 1 of 1
REC'D FOR REC 04/12/2000 4:13:20PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer DALE WALDEN
INGLEWOOD CLEANING CENTER

Residence 4705 GALLATIN RD
NASHVILLE, TN 37216-1712

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
941	03/31/1997	62-1097820	07/13/1998	08/12/2008	3366.49
941	09/30/1997	62-1097820	07/06/1998	08/05/2008	3972.98
941	03/31/1998	62-1097820	07/06/1998	08/05/2008	4675.58
941	09/30/1998	62-1097820	01/04/1999	02/03/2009	271.40

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 12286.45

This notice was prepared and signed at Nashville, TN, on this,

the 29th day of March, 19 2000.

Signature FOR P. BYRD [signature] Title Revenue Officer 62-01-1419
(615) 250-5174

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)