#22

RE-RECORD

Davidson County DEEDTRS
Recvd: 12/21/04 14:15 4pgs
Fees:22.00 Taxes:0.00

20041221-0151710

04-0812-THDA

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 94-1 377
1513 LONG AVENUE
NASHVILLE, TN 37206

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT AGENCY
404 JAMES ROBERTSON PARKWAY #1114
NASHVILLE TN, 37243-0900

RE-RECORD

Davidson County DEEDTRS
Recvd: 09/28/04 14:35 2pgs
Fees:12.00 Taxes:0.00

[redacted]

20040928-0116752

*CORRECTIVE
SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 29, 2000, DANIEL W. SMALL, was named Trustee in a Deed of Trust of even date executed by MONICA R. MCKISSACK AND HUSBAND, DERRICK MCKISSACK conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $55,317.00, principal and interest at 6.75% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 200003020020484 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 20040907-108016 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: August 26, 2004 / September 2, 2004 / September 9, 2004, 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 September 21, 2004, 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 TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY #1114, NASHVILLE, TN 37243-0900 submitted the highest and best bid in the amount of $56,719.16.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to TENNESSEE HOUSING DEVELOPMENT AGENCY 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 LOT NO. 194 ON THE PLAN OF EDGEFIELD LAND CO.'S FIRST SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MONICA R. MCKISSACK BY DEED FROM DANNY L. BARNHILL AND WIFE, SAMANTHA BARNHILL, OF RECORD IN INSTRUMENT 200003020020483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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)

*This Substitute Trustee's Deed is being re-recorded to include IRS Lien Notice Letter

I, I. DYKE TATUM, Substitute Trustee, convey to TENNESSEE HOUSING DEVELOPMENT AGENCY 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 September 21, 2004.

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 September 21, 2004.

Notary Public

DIANA M. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: 1/27/07.

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $56,719.16.

Affiant

Subscribed and sworn to before me, this day of September 21, 2004.

Notary Public

DIANA M. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: 1/27/07.

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

EXHIBIT " A "

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

August 26, 2004

Law Offices of I. Dyke Tatum
Suite 200, Arena Place, 2001 Charlotte Avenue
Nashville, Tennessee 37203

Dear Mr. Tatum:

This is to acknowledge receipt of your correspondence dated August 20, 2004 regarding Derrick L. McKissack, 1513 Long Avenue, Nashville, Tennessee 37206, TIN 408-88-1793. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986. **NOTE: The Notice of Federal Tax Lien filed on 10-01-1997 in Book 10628, Page 172 is senior to the foreclosing instrument and will survive the sale.**

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

Law Offices

of

I. DYKE TATUM

Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

tel (615) 321-5540

fax (615) 321-5557

August 20, 2004

INTERNAL REVENUE SERVICE
AREA DIRECTOR-COMPLIANCE
ATTN: TECHNICAL SERVICES-PJ
801 BROADWAY MDP53
NASHVILLE, TN 37203

RE: Federal Tax Lien
SERIAL NO.:620275119
ID # [redacted]-1793
MONICA R. & DERRICK MCKISSACK
1513 LONG AVENUE
NASHVILLE, TN 37206

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 September 21, 2004 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
4. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is 56,057.07. The holder of the mortgage will at the sale bid in the property at approximate $58,793.88, plus costs and fees of approximately $1,500.00. Approximately $2,736.81 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: _____

Date Received: _____

Enclosures Received: _____

Enclosures