Davidson County DEEDTRS
Recvd: 02/28/05 10:05 3 pgs
Fees:18.00 Taxes:366.30
20050228-0021421

#22

04-1143-AS

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP/PARCEL 161 4 49
303 APRIL LANE
NASHVILLE, TN 37211

NO MORTGAGE
New Owner - Send Tax Bills:
AMSOUTH BANK
P. O. BOX 10063
BIRMINGHAM, AL 35202

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 26, 2001, M. D. BUNT, was named Trustee in a Deed of Trust of even date executed by SHIRLEY J. PERKERSON AKA SHIRLEY J. WOOD AND MICHAEL PERKERSON, HUSBAND AND WIFE conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $131,514.70, principal and interest at 8.85% per annum on the unpaid balance, said Deed of Trust being recorded in Instrument Number 20010706-0072085 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 2050119-0006486 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 20, 2005 / January 27, 2005 / February 3, 2005, 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 25, 2005, 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 AMSOUTH BANK, P. O. BOX 10063, BIRMINGHAM, AL 35202 , submitted the highest and best bid in the amount of $99,000.00.

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE MAP OF GOODRICH HEIGHTS SUBDIVISION, OF RECORD IN BOOK 2663, PAGE 60, REGISTER 'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 33 FRONTS 84.65 FEET ON THE SOUTHERLY MARGIN OF APRIL LANE AND EXTENDS BACK 200.2 FEET ON THE WESTERLY LINE, BEING A COMMON LINE WITH THE APRIL LANE SUBDIVISION, AND 115.0 FEET ON THE EASTERLY LINE TO A LINE IN THE REAR, MEASURING 120.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JACKIE N. WOOD AND WIFE, SHIRLEY J. WOOD BY DEED FROM JOHN LAWRENCE HAUSMAN, JR. AND HIS WIFE, CHERYL L. HAUSMAN, OF RECORD IN BOOK 7367 PAGE 320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY WAS FURTHER CONVEYED TO SHIRLEY J. WOOD BY QUITCLAIM DEED FROM JACKIE N. WOOD, OF RECORD IN BOOK 9433 PAGE 165, REGISTER'S OFFICE FOR SAID COUNTY. SHIRLEY J. WOOD IS NOW KNOWN AS SHIRLEY J. PERKERSON.

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 AMSOUTH 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 February 25, 2005.

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 25, 2005.

Notary Public

My Commission Expires: 4/27/07.

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $99,000.00.

Affiant

Subscribed and sworn to before me, this day of February 25, 2005.

Notary Public

My Commission Expires: 4/27/07.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

EXHIBIT " A "

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

January 20, 2005

Tatum & Jones, PLLC
Suite C-205, One Vantage Way
Nashville, Tennessee 37228

Dear Mr. Tatum:

This is to acknowledge receipt of your correspondence dated January 15, 2005 regarding Michael F. Perkerson, 303 April Lane, Nashville, Tennessee 37211, TIN 408-72-4871. 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 Notices of Federal Tax Liens filed on 01-07-1998, Book 10749, Page 919, 09-22-1998, Book 11671, Page 962 and 02-02-2001, Book 200102020010550 are 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,

Gwannette Claybrook

Gwannette Claybrook
Acting Technical Services Group Manager

Enclosure