THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P O BOX 241155
MEMPHIS, TN 38124 1155

Tennessee VA

Name: Manuel Adkins, Jr. and Barbara A. Adkins
S&K#: 90-0985
VA #: LH-277168
Loan#: 5063563

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 26, 1978, recorded in Book 5331, Page 44, Register's Office of Davidson County, Tennessee, Manuel Adkins, Jr. and wife Barbara A. Adkins conveyed to Donald Robinson, 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 Book 8204, page 893, 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 **WEDNESDAY, APRIL 29, 1992** 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 Government National Mortgage Association, whose address is c/o ITT Bowest Corporation, 3300 N. Torrey Pines Court, La Jolla, California, at and for the sum of $43,131.08, that being the highest and best bid offered; and,

WHEREAS, the said Government National Mortgage Association has assigned its interests in the said property to Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns; 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 Government National Mortgage Association, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Veterans Affairs, an Officer of the United States of America, his 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 land situated in Nashville, Davidson County, Tennessee, being Lot No. 131 on the Plan of Bordeaux Hills, Section IV, as of record in Book 3600, page 49, Register's Office for said County, to which plan reference is herein made for a more complete and accurate legal description.

This legal description is identical with that in Deed recorded in Book 5331, Page 44, Register's Office of Davidson County Tennessee.

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.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 5331, Page 44, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 5331, page 42, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

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 Secretary of Veterans Affairs, an Officer of the United States of America, his successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set its hand and seal on the 1st day of May, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 1st day of May, 1992, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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.

My Commission Expires 2-13-96

Debbie J. Hearn
Notary Public

DEBBIE J. HEARN NOTARY AT LARGE TENNESSEE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 3201 Mexico Drive, Nashville, TN 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Veterans Affairs
c/o Director, VA Regional Office
110 9th Avenue, S.
Nashville, TN 37203

S & K File #90-0985

Map & Parcel - 080-12-0-054

07.6886

IDENTIFICATION REFERENCE

MAY 5 2 28 PM '92

ERIK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3823 05/05 0101 03CHECK 12.00

LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TENNESSEE 38124-1155
(901) 767-5566

February 26, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 806 100 060

District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

Attention: Chief, Special Procedures Staff

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money Deed of Trust from Manuel Adkins, Jr. and wife Barbara A. Adkins to Donald Robinson, Trustee, dated August 26, 1978, recorded in the Register's Office of Davidson County, Tennessee, in Book 5331, Page 44, has been requested by the noteholder, Government National Mortgage Association, 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 Book 7676, Page 587.

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 land situated in Nashville, Davidson County, Tennessee, being Lot No. 131 on the Plan of Bordeaux Hills, Section IV, as of record in Book 3600, page 49, Register's Office for said County, to which plan reference is herein made for a more complete and accurate legal description.

(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 April 29, 1992, 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	$ 35,228.21
Interest from 8/90-4/92	$ 5,795.44
Late charges	$ 345.24
Attorney fees	$ 100.00
Advertisement	$ 450.00
Recording charges	$ 23.00
State tax	$ 138.40
TOTAL	$ 42,080.29

Enclosed is a copy of the Warranty Deed and 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: Bowest Corporation

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
District Director
IRS
PO Box 1107
Nashville, Tn 37202
Attn: Chief Special Procedures Staff

4a. Article Number
P 806 100 060

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
MAR 02 1992

5. Signature (Addressee)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)
[redacted]

PS Form 3811, November 1990 ☆U.S. GPO: 1991—287-068 DOMESTIC RETURN RECEIPT

P 806 100 060

Certified Mail Receipt
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to IRS	
Street & No.	
P.O., State & ZIP Code	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date & Address of Delivery	
TOTAL Postage & Fees	$ 3.00
Postmark or Date	2-26-92

[redacted] [redacted]