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

BOOK 8629 PAGE 427

Tennessee VA

Name: College Place, Inc.
S&K#: 92-0118
VA #: LH-294543
Loan#: 074167595

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 2, 1980, recorded in Book 5553, Page 859, Register's Office of Davidson County, Tennessee, William L. Mertens conveyed to Roy B. Daniel, 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 8549, page 400, 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, MAY 6, 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 Sears Mortgage Corporation, whose address is P.O. Box 986, Vernon Hills, IL 60061, at and for the sum of $24,542.06, that being the highest and best bid offered; and,

WHEREAS, the said Sears Mortgage Corporation 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 Sears Mortgage Corporation, 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 in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 27 and the southerly 2.5 feet of Lot No. 28 on the Plat of Trevecca Subdivision of Renraw, of record in Book 421, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

This legal description is identical with that in Deed recorded in Book 5553, Page 859, Register's Office of Davidson County Tennessee.

This conveyance is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433(c)(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 5553, Page 859, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 6029, page 210, 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 7th day of May, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th 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.

Debbie J. Neal
Notary Public My Commission Expires 2-13-96

NOTARY PUBLIC SHELBY COUNTY TENNESSEE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 2308 Trevecca Avenue, Nashville, TN 37207

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 #92-0118

Map & Parcel - 72-13-368

IDENTIF. REFERENCE
MAY 19 12 47 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

0195 05/19 0101 03CHECK 12.00

115.71

SHAPIRO & KIRSCH
Attorneys At Law
5101 Wheelis Drive, Suite 214
Memphis, Tennessee 38117
(901)767-5566

March 3, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 806 100 085

State of Tennessee
Department of Employment Security
Legal Section
12th Fl. Volunteer Plaza Bldg.
500 James Robertson Pkwy.
Nashville, TN 37219

RE: Property Address: 2308 Trevecca Avenue,
Nashville, Tn. 37207
Property Owner(s): College Place, Inc.

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Sears Mortgage Corporation, I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Sears Mortgage Corporation.

The legal description of the property is:

Described land in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 27 and the southerly 2.5 feet of Lot No. 28 on the Plat of Trevecca Subdivision of Renraw, of record in Book 421, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Your Notice of Tax Lien was filed:

Book 8417, Page 706, August 2, 1991.

County: Davidson
District:
Account Numbers: 281-641

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: May 6, 1992
Time: 10:00 a.m.

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The approximate amount of the principal obligation including interest is $21,368.84.

The approximate expenses will be:

Advertisement	$261.00
Attorney fee	$300.00
Recording	$ 18.00

Please advise immediately of any problems or objections.

Sincerely,

Joe M. Kirsch

Enclosures
cc: Sears Mortgage Corporation

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

SENDER:
- Complete items 1 and/or 2 fo. 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:
State of Tenn. - Dept. of Employment Security Legal Section - 12th Floor Volunteer Plaza Bldg. 500 James Robertson Hwy Nashville TN. 37219

4a. Article Number
P 806 100 085

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

7. Date of Delivery
3-9-92

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

5. Signature (Addressee)

6. Signature (Agent)
M Carsuke

PS Form 3811, November 1990 ★U.S. GPO: 1991—287-066 DOMESTIC RETURN RECEI

P 806 100 085

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

Sent to	St. of Tn
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	3-3-92

PS Form 3800, June 1990