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

TENNESSEE FHA

NAME: Janie McGee
S&K#: 91-1083
LOAN#: 233825-2
FHA#: 483-1526275-729

SUBSTITUTE TRUSTEE'S DEED BOOK 8676 PAGE 358

WHEREAS, by Deed of Trust dated February 13, 1989, recorded in Book 7775, Page 198, and re-recorded in Book 7798, Page 276, Register's Office of Davidson County, Tennessee, Joe T. Darnell and wife, Pamela J. Darnell, conveyed to J. Blake Freeman, 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 8407, page 113, in the 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, JULY 8, 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 BancBoston Mortgage Corporation, whose address is P. O. Box 44090, Jacksonville, Florida, at and for the sum of $94,331.12, that being the highest and best bid offered; 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 BancBoston Mortgage Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, First Financial Title Agency of Tennessee, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BancBoston Mortgage Corporation, its 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, State of Tennessee, being Lot No. 75 on the Plan of Valley View Meadows, Section Two, as of record in Book 3600, page 60, Register's Office for said County.

This legal description is identical with that in Deed recorded in Book 7775, Page 198, and re-recorded in Book 7798, Page 276, 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 7775, Page 198, and re-recorded

in Book 7798, Page 276, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 8094, page 323, 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 BancBoston Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said First Financial Title Agency of Tennessee, Inc., 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 First Financial Title Agency of Tennessee, Inc., Substitute Trustee, has hereunto set its hand and seal on Wednesday, July 8, 1992.

FIRST FINANCIAL TITLE AGENCY OF TENNESSEE, INC.

Joe M. Kirsch, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe M. Kirsch with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the president of First Financial Title Agency of Tennessee, Inc., the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained signing the name of the corporation by himself as president.

WITNESS my hand and Notarial Seal at Office the 8th day of July, 1992.

My Commission Expires 2-13-96

Debbie J. Hearn
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $94,331.12 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on Wednesday, July 8, 1992.

My Commission Expires 2-13-96

Debbie J. Hearn
Notary Public

DEBBIE J. HEARN NOTARY PUBLIC AT LARGE TENNESSEE

27692

IDENTIF. REFERENCE

JUL 13 PM '92

DAVIDSON COUNTY TN.

PROPERTY ADDRESS: 3854 Valley Ridge Drive, Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
BancBoston Mortgage Corporation
P.O. Box 44090
Jacksonville, FL 32231

S & K # 91-1083
Map & Parcel - 133-11-95

90 07/15 0101 03CHECK 365.91

BOOK 8676 PAGE 360

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

May 5, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 884 343

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 Joe T. Darnell and wife, Pamela J. Darnell to J. Blake Freeman, Trustee, dated February 13, 1989, recorded in the Register's Office of Davidson County, Tennessee, in Book 7775, Page 198, and re-recorded in Book 7798, Page 276, has been requested by the noteholder, BancBoston Mortgage Corporation,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 Liens recorded in Book 6610, Page 610, and in Book 8382, Page 47.

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 in Davidson County, State of Tennessee, being Lot No. 75 on the Plan of Valley View Meadows, Section Two, as of record in Book 3600, page 60, Register's Office for said County.

(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 Wednesday, July 8, 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	$ 76,993.25
Interest from 8/90-7/92	$ 14,047.20
Late charges	$ 746.16
Attorney fees	$ 500.00
Advertisement	$ 400.00
Recording charges	$ 18.00
State tax	$ 305.93
TOTAL	$ 93,010.54

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: BancBoston Mortgage Corporation

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:
nternal Revenue Service
O. BOX 1107
ashville TN 37202

4a. Article Number P 457 884 343

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

7. Date of Delivery 5-7-92

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

. Signature (Addressee)

. Signature (Agent)

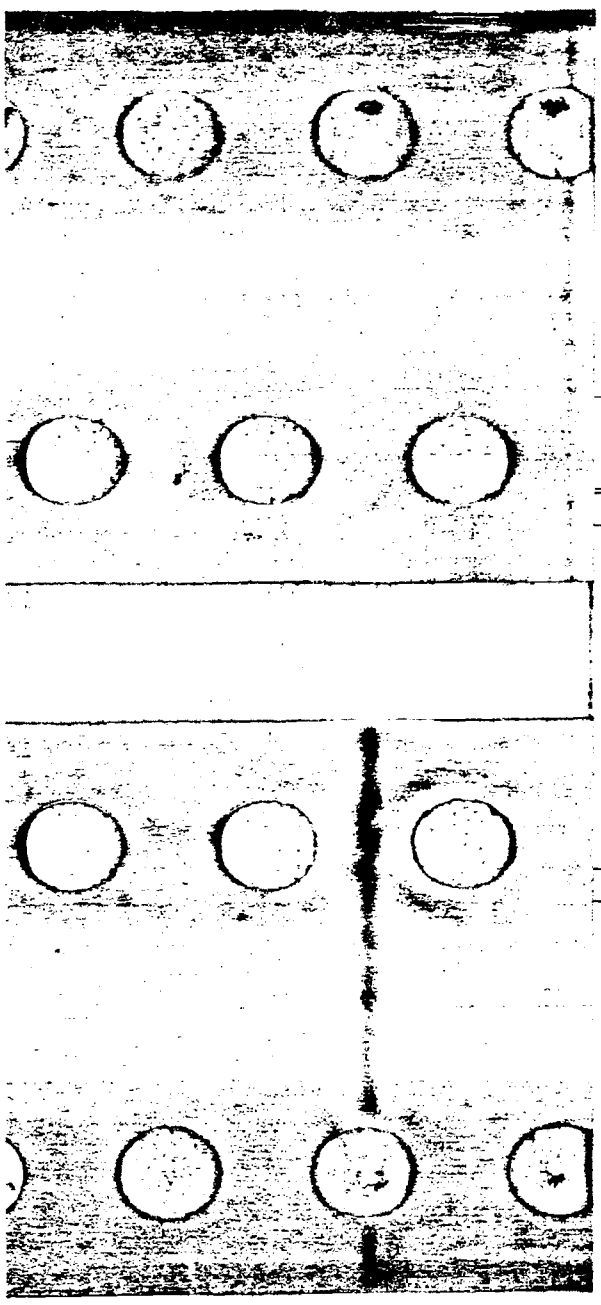
S Form 3811, November 1990 ☆U.S. GPO: 1991—287-066 DOMESTIC RETURN RECEIPT

P 457 884 343

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to IRS	
Street and No	
P.O., State and ZIP Code	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date # 91-1083	

Form 3800, June 1985 U.S.G.P.O. 1989-234-555



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8676 PAGE 362

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94331.12
CON TX 348.91
PRFEE 1.00
WDEED 16.00
TOTAL 365.91
CHECK 365.91

07/15/92 01 13:24 0001 5690

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27692

IDENTIF. REFERENCE

JUL 15 1 23 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 550430