Box 38

BOOK 8676 PAGE 604

This Instrument Prepared By:
W. Neal McBrayer, Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Mrs. Goldie R. Zager
c/o Sheryl S. Kitaif
Kitaif, Goode & Company
6330 S.W. 41 Court
Davie, Florida 33314

RE-RECORD BOOK 8678 PAGE 210

Map and Parcel
130-1-A-1.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated September 8, 1987, to Stephen C. Baker, Trustee, executed by M. Jean Arnold and husband, Edmond B. Arnold, as same appears of record in Book 7348, page 222, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Stephen C. Baker, as Trustee under said Deed of Trust and has nominated and appointed W. Neal McBrayer as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8596, page 68, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said W. Neal McBrayer, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on June 11, 1992, and subsequent insertions appearing on June 18, 1992, and June 25, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 6, 1992, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to GOLDIE R. ZAGER at and for the sum of Sixty Four Thousand Seven Hundred Twenty One and 75/100 ($64,721.75) Dollars, which was the highest and best bid in connection therewith; 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 sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by GOLDIE R. ZAGER, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, W. Neal McBrayer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said GOLDIE R. ZAGER, her heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. A-1 as shown on the plat of Belle Meade Terrace Condominium of record in Book 5200, page 325, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements as described in Book 5730, page 27, said Register's Office, as amended in Book 6015, page 94, said Register's Office.

Being the same property conveyed to M. Jean Arnold by special warranty deed from Goldie R. Zager, devisee under the Last Will and Testament of Max Zager, deceased, of record in Book 7348, page 217, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Harding Place, Unit A-1, Nashville, Tennessee.

Said sale shall be subject to the right of redemption by the State of Tennessee, pursuant to the provisions of T.C.A. Section 67-1-1433(c)(1), by virtue of a Notice of State Lien against Athens Properties, Inc. and Jean Arnold, of record in Book 8426, page 70, Register's Office for Davidson County, Tennessee. Proper notice has been timely given to the State of Tennessee as required under T.C.A. Section 67-1-1433(b)(1) (See attached Exhibits A and B).

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto GOLDIE R. ZAGER, her heirs and assigns, in fee simple forever. The said W. Neal McBrayer, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, W. Neal McBrayer, as Substitute Trustee, has executed this instrument on the 15th day of July, 1992.

W. NEAL MCBRAYER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. Neal McBrayer, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of July, 1992.

Jean Patterson
NOTARY PUBLIC

My commission expires: 11-27-93

JEAN PATTERSON NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

2.7.7 6 4

IDENTIF. TREFERENCE

JUL 15 3 46 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

BOOK 8676 PAGE 606

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $64,721.75.

W. Neil McBray
Affiant

Sworn to and subscribed before me,
this 15th day of July, 1992.

Notary Public

My commission expires: 8-11-27-93

RE-RECORD BOOK 8678 PAGE 212

THIS INSTRUMENT IS BEING RERECORDED TO INCLUDE EXHIBITS A AND B WHICH WERE INADVERTENTLY EXCLUDED FROM THE ORIGINAL RECORDING.

5764 07/15 0101 03CHECK 252.39

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ROBERT W. STURDIVANT
(1914-1988)
EDWARD C. BLANK, II
(1937-1968)
CHARLES C. TRABUE, JR.
WARD DEWITT, JR.
HUGH C. HOWSER
ALFRED E. ABBEY
THOMAS H. PEEBLES III
RUSSELL H. HIPPE, JR.
THOMAS C. BINKLEY
CHARLES C. TRABUE III
ROBERT L. JONES
JACK F. KING, JR.
GAYLE I. MALONE, JR.
GEORGE E. MUDTER, JR.
HUGH C. HOWSER, JR.
LAWRENCE C. MAXWELL
WILLIAM R. O'BRYAN, JR.
DAN H. ELROD
N. HOUSTON PARKS
P. MICHAEL RICHARDSON

LAW OFFICES

TRABUE, STURDIVANT & DeWITT

25TH FLOOR, NASHVILLE CITY CENTER

511 UNION STREET

NASHVILLE, TENNESSEE 37219-1738

TELECOPIER (615) 256-8197

(615) 244-9270

COLUMBIA OFFICE
100 WEST SIXTH STREET
P. O. BOX 1004
COLUMBIA, TENNESSEE 38402
(615) 388-7032

CLAIBORNE K. MCLEMORE III
ANDRÉE KAHN BLUMSTEIN
ELLEN HOBBS LYLE
CHRISTOPHER M. WAS
C. ERIC STEVENS
DONALD P. PAUL
ROBERT B. LITTLETON
GERALD G. PATTERSON
MARY THOMSON LEMENSE
EDWARD K. LANCASTER
JAMES HUMBER PORTER
ROBERT H. HOLLAND, JR.
JEFFREY ZAGER
ANITA L. WHISNANT
RICHARD A. JOHNSON
MARY ELLEN MORRIS
JAMES W. COUCH
W. NEAL MCBRAYER
ALEXANDER S. FUQUA
JAMES C. STANLEY II
KATHRYN J. LADD

C. DALE ALLEN
WILLIAM H. WOODS
OF COUNSEL

June 2, 1992

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Commissioner of Revenue
c/o Mr. Wilber E. Hooks
Field Collection Manager
Tax Enforcement Division
Tennessee Department of Revenue
Andrew Jackson State Office Building
Nashville, Tennessee 37242

RE-RECORD BOOK 8678 PAGE 213

RE: Taxpayers: M. Jean Arnold
Tax Lien No.: 91231010
Foreclosure Sale: July 6, 1992

Dear Sir:

Enclosed please find a copy of the Foreclosure Notice pertaining to the above-referenced property owned by the above-referenced taxpayers. As you can see from the Notice, this sale will be held on Monday, July 6, 1992, at 11:00 A.M., at the Davidson County Courthouse. Terms of the sale will be as specified in the notice

The lien being foreclosed is represented by a Deed of Trust, of record in Book 7348, page 222, Register's Office for Davidson County, Tennessee. A copy of the Deed of Trust is enclosed. The unpaid balance of the Deed of Trust is approximately $59,000.00, including interest, attorney's fees and expenses. Sales proceeds will be applied as specified in the notice.

I represent Goldie Zager, who is the holder of the Deed of Trust Note. My address is Trabue, Sturdivant & DeWitt, 25th Floor, Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

From my search of the records in the Register of Deed's Office, I have found a Notice of Tax Lien naming the above-referenced taxpayers. Said Notice was filed on August 22, 1991

EXHIBIT A

and is of record in Book 8426, page 70, said Register's Office and a copy of it is enclosed herewith.

I have enclosed a duplicate of this letter. Please acknowledge receipt, including your time of receipt, of this Notice by letter to me.

If you have any questions concerning any of the above, please do not hesitate to call me.

Sincerely,

W. Neal McBrayer

WNM:jps

Enclosures

6529 07/17 0101 03CHECK 24.00

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:
Comm. of Revenue, c/o Wilbur E. Hooks
Field Collection Manager, Tax Enforcement
Division, Tenn. Dept. of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242

4a. Article Number P 769 371 032

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

7. Date of Delivery

5. Signature (Addressee) Ginger M. Lucy

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

6. Signature (Agent)

JUN 04 1992

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

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RE-RECORD
BOOK 8678 PAGE 215

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

July 1, 1992

Mr. W. Neal McBrayer
Law Offices
Trabue, Sturdivant & DeWitt
25th, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Re: Foreclosure Sale of Property Owned by
M. Jean Arnold
Account number: 2-621015773-000-5

Dear Mr. BcBrayer,

This is in reference to your letter dated June 2, 1992 concerning a foreclosure sale of property owned by M. Jean Arnold.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of sale, the indebtedness indicated in your letter, and any other superior liens, the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of July 29, 1992 is $571.47.

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:rcw

xc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region

RE-RECORD
28431
IDENTIF. REFERENCE
JUL 17 10 54 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

EXHIBIT B