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

BOOK 8682 PAGE 700

TENNESSEE FHA

NAME: James W. Tucker
S&K#: 92-0487
LOAN#: 637105
FHA#: 483-1425913-203B

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 4, 1988, recorded in Book 7489, Page 462, Register's Office of Davidson County, Tennessee, James W. Tucker and wife, Carol L. Tucker, conveyed to Arnold M. Weiss, 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 8604, page 389, 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 15, 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 Standard Federal Savings Bank, whose address is P. O. Box 9481, Gaithersburg, Maryland, at and for the sum of $84,198.98, 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 Standard Federal Savings Bank, 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 Standard Federal Savings Bank, 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, Tennessee, being Lot No. 63B on the plan of Lakeside Woods Estates, Section Two, Zone Lot Division of Lots 12, 57, 63 and 82, of record in Book 6900, page 244 amending Book 6200, page 461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed recorded in Book 7489, Page 462, 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 7489, Page 462, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7489, page 459, 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 Standard Federal Savings Bank, its 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 him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on July 16, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16th day of July, 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 2-13-95 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 $84,198.98 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 the 16th day of July, 1992.

My Commission Expires 2-13-95 Notary Public

PROPERTY ADDRESS: 3348 Lakeside Place, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Standard Federal Savings Bank
P. O. Box 9481
Gaithersburg, MD 20898-9481

S & K # 92-0487

Map & Parcel - 86-9-8

3251 07/23 0101 03CHECK 328.54

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

May 11, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 884 372

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 James W. Tucker and wife, Carol L. Tucker to Arnold M. Weiss, Trustee, dated March 4, 1988, recorded in the Register's Office of Davidson County, Tennessee, in Book 7489, Page 462, has been requested by the noteholder, Standard Federal Savings Bank,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 8270, Page 880.

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, being Lot No. 63B on the plan of Lakeside Woods Estates, Section Two, Zone Lot Division of Lots 12, 57, 63 and 82, of record in Book 6900, page 244 amending Book 6200, page 461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby 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 Wednesday, July 15, 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	$ 73,751.30
Interest from 7/91-7/92	$ 6,181.20
Late charges	$ 298.08
Attorney fees	$ 500.00
Advertisement	$ 261.00
Recording charges	$ 18.00
State tax	$ 267.33
TOTAL	$ 81,276.91

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: Standard Federal Savings Bank

FELIX Z. MILLSON, III REGISTER
DAVIDSON COUNTY TN.
JUL 23 1 47 PM '92

IDENTIF. REFERENCE

29952

P 457 884 372

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

Sent to	Dist. Director 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	5-11-92

U.S.G.P.O. 1989-234-555

S Form 3800, June 1985

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

4a. Article Number P 457 884 372

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

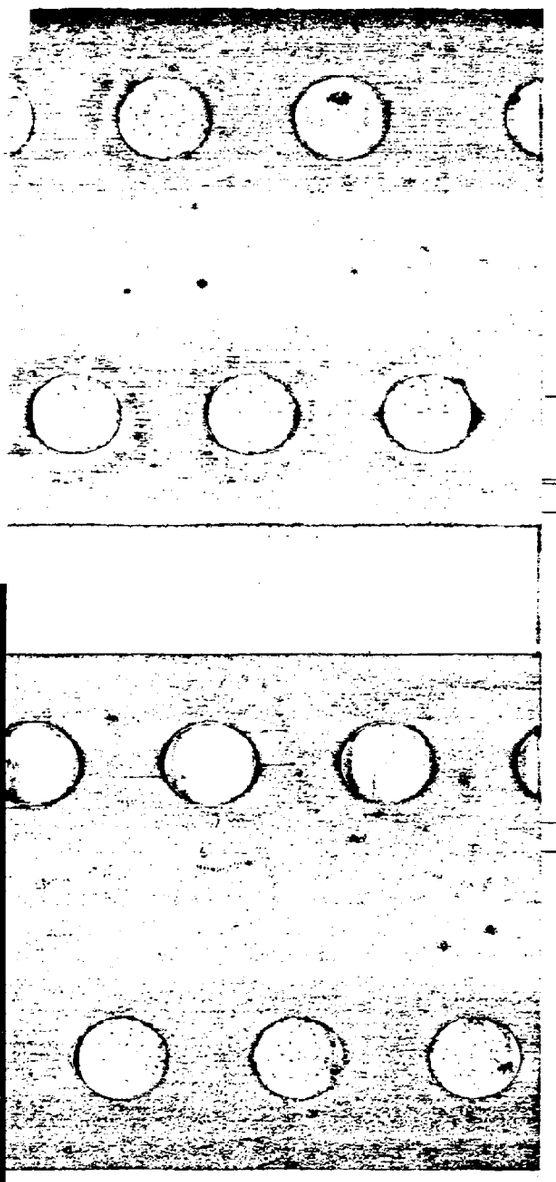
7. Date of Delivery 5/14/92

5. Signature (Addressee)

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

6. Signature (Agent) Ellen Hamm

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



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

RECEIVED OF _____

FOR _____

BOOK 8682 PAGE 704

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 84198.98
CON TX 311.54
PRFEE 1.00
WDEED 16.00
TOTAL 328.54

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 328.54

07/23/92 01 13:46 0001 8251

29952

IDENTIF. REFERENCE

JUL 23 1 47 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 552955