THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX [illegible]
[illegible]

BOOK 8691 PAGE 877

Tennessee VA

Name: Jimmy Bruce Dunn and Rhonda K. Dunn
S&K#: 92-0568
VA #: LH-376879
Loan#: 367189-5

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 1988, recorded in Book 7723, Page 784, Register's Office of Davidson County, Tennessee, Jimmy Bruce Dunn and wife, Rhonda K. Dunn conveyed to Norma Walker, 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 8621, page 340, 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 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 A Mortgage Company, F/K/A America's Mortgage Company, whose address is P.O. Box 19488, Springfield, IL 62794-9488, at and for the sum of $65,472.00, that being the highest and best bid offered; and,

WHEREAS, the said A Mortgage Company, F/K/A America's Mortgage Company 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 A Mortgage Company, F/K/A America's Mortgage Company, 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 Lot No. 217 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, pages 83 and 84, Register's Office for said County, to which Plan reference is hereby made for a complete and accurate description thereof.

This legal description is identical with that in Deed recorded in Book 7723, Page 784, 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 7723, Page 784, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7723, page 781, 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 30 day of July, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 30th 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.

Debbie J. Hearn
Notary Public

My Commission Expires 2-13-96

DEBBIE J. HEARN NOTARY PUBLIC AT LARGE TENNESSEE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 226 Downeymeade Drive, Nashville, TN 37214

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 #92-0568

Map & Parcel - 85-7-48

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

June 5, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 884 250

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 226 Downeymeade Drive, Nashville, TN 37214
Property Owner(s): Jimmy Bruce Dunn and Rhonda K. Dunn

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for America's Mortgage Servicing, Inc., I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by A Mortgage Company, F/K/A America's Mortgage Company.

The legal description of the property is:

Described land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, pages 83 and 84, Register's Office for said County, to which Plan reference is hereby made for a complete and accurate description thereof.

Your Notice of Tax Lien was filed: Book 7901, Page 794.

County: Davidson
Date: July 31, 1989
District:

7026 08/03 0101 03CHECK 16.00

and has Account Number: 3-000085501-001-6

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: July 29, 1992
Time: 10:00 a.m.

AUG 3 2 16 PM '92
DAVIDSON COUNTY TN.
IDENTIF. TREFERENCE
33539

The approximate amount of the principal obligation including interest is $76,907.48.

The approximate expenses will be: BOOK 8691 PAGE 880

Advertisement	$261.00
Attorney fee	$300.00
Recording	$ 32.00

Please advise immediately of any problems or objections.

Sincerely,

Joe M. Kirsch

Encl.
cc: America's Mortgage Servicing, Inc.

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:
State of Tennessee
Commissioner of Revenue
Andrew Jackson State
Office Bldg.
Nashville, Tn. 37242-0062

4a. Article Number
P 457 884 250

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

7. Date of Delivery

5. Signature (Addressee) Joe M. Kirsch

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

6. Signature (Agent)

JUN 08 1992

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

P 457 884 250

RECEIPT FOR CERTIFIED MAIL

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

Sent to St. of Tenn.	
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	$3.00
Postmark or Date	6-5-92