This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

094-01-0
74.00

ADDRESS NEW OWNER:

United Companies Lending Corporation
531 Metroplex Drive
Suite 101-C
Nashville, Tennessee 37211

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $31,857.64

AFFIANT

Subscribed and sworn to before me this the 12th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 1-22-95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 16th day of November, 1990, Shirley Johnson, unmarried, executed a Deed of Trust to Joe E. Phillips, Davidson County, as Trustee, to secure a promissory note of even date in the amount of $29,800.00, payable to the order of United Companies Financial Corporation as fully set out in Book 8240, Page 489, Register's Office for Davidson County, Tennessee, and by Assignment of Deed of Trust of record in Book 8399, Page 793, and by Assignment of Deed of Trust in Book 8669, Page 540, said Register's Office; and,

WHEREAS, the said Joe E. Phillips, Davidson County, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 8670, Page 298, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and United Companies Lending Corporation, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, timely notice of the sale has been given to the State of Tennessee, which holds a State Tax Lien of record in Book 8053, Page 921, said Register's Office, and the State holds a right of redemption under TCA 67-1-1433(c)(1), and attached hereto is a copy of the Notice addressed to Director, Collections Division, Attention Wilbur Hooks under date of July 8, 1992, together with the return receipt number P 700 520 009 showing received by Doris Anderson on July 13, 1992.

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on July 16, 23, and 30, 1992, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Wednesday, August 12, 1992, at 10:05 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, United Companies Lending Corporation was the highest and best bidder, the amount of its bid being in the sum of Thirty One Thousand Eight Hundred Fifty Seven and 64/100 ($31,857.64) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Thirty One Thousand Eight Hundred Fifty Seven and 64/100 ($31,857.64) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto United Companies Lending Corporation, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND In Davidson County, Tennessee Being the Easterly 50 feet of Lots #197 and 198 on the Plan of Payne Blakemoore & Cummings Addition as of record in Book 57, Page 81, Register's Office for said County and described as follows:
>
> BEGINNING at a point in the northerly margin of Sevier Street said point beginning 111 feet easterly from the northeast corner of the intersection of 12 Street and Sevier Street said point being also the southeast corner of the property conveyed to Clarence E. Varden and wife, by deed from Wesley Allie Dickens and wife, of record in book 2590, page 167, said Register's Office; thence northerly along Varden's Easterly line and along a line parallel to 12th Street 100 feet in a northerly line of lot 198 Varden's Northeast corner; thence easterly with a northerly line of Lot #198 50 feet to a point in the westerly margin of a alley thence southerly with said margin of said Sevier Street and said alley; thence westerly with the northerly margin of Sevier Street 50 feet to the point of beginning.
>
> BEING the same property conveyed to Shirley Johnson by deed from Mary Nelms of record in Book 8225, Page 590, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1205 Sevier Street, Nashville, Tennessee.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said United Companies Lending Corporation, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8240, Page 489, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said United Companies Lending Corporation, its successors and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 12th day of August, 1992.

Substitute Trustee

ROBERT P. ZIEGLER, SUBSTITUTE
TRUSTEE, A RESIDENT OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 12th day of August, 1992.

Carolyn M. Bill
NOTARY PUBLIC

My Commission Expires:

CAROLYN M. BILL NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 01-22-95

NOTARY PUBLIC

LAW OFFICES
LOEWENSTEIN, ZIEGLER & BUFFALOE
NOT A PARTNERSHIP
THIRD NATIONAL BANK BUILDING
18TH FLOOR
NASHVILLE, TENNESSEE 37219

BOOK 8701 PAGE 73

HERMAN O. LOEWENSTEIN
ROBERT P. ZIEGLER
JOHN E. BUFFALOE, JR.
KEVIN J. JONES
S. GARY SPICER *
STEVEN R. SHARP
KENNETH J. MITTELDORF

*ADMITTED IN MICHIGAN & TENNESSEE

TELEPHONE
(615) 256-2642
TELECOPIER
(615) 254-8313

July 8, 1992

Director, Collections Division
Attn: Mr. Wilbur Hooks
Administrative Assistant
Department of Revenue
Andrew Jackson State Office Building
500 Deaderick Street, Room 930
Nashville, Tennessee 37219

CERTIFIED MAIL

Re: Foreclosure Sale
Shirley Johnson

Dear Mr. Hooks:

We represent United Companies Lending Corporation and we are writing to advise you that upon instructions from our client we will commence foreclosure proceedings immediately on the property described in the attached foreclosure notice, and the foreclosure sale is scheduled for August 12, 1992.

1. Name and Address of Person Submitting Notice:

Robert P. Ziegler, Attorney
201 4th Avenue, North, 18th Floor
Nashville, Tennessee 37219

2. Notice of State Tax Lien: A Copy of Notice of State Tax Lien, State of Tennessee, of record in Book 8053, Page 921, Register's Office for Davidson County, Tennessee is attached containing the name and address of taxpayer, and date and place notice of lien was filed.

3. Address of Real Property: 1205 Sevier Street
Nashville, Davidson County,
Tennessee

The legal description of said property is contained in the notice of foreclosure sale,, which is enclosed herewith. An abstract of title is not available at this time.

4. Sale Date, Time, Place and Terms: The date, time, place and terms of the sale of the property are contained in the enclosed foreclosure notice.

5. Description of Debt and Sale Expenses: As of the date of this letter, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, including the debt being owed on a deed of trust of record in Book 8240, Page 489 by the same debtor to the same creditor, including interest, is $31,000.00. The per diem rate of interest for every day after this date is available on request. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds are estimated to be approximately $900.00, and there is an Installment Deed of record in Book 6095, Page 61, and a second mortgage deed of record in Book 6237, Page 15, Register's Office for Davidson County, Tennessee.

6. Instrument Being Foreclosed: The instrument being foreclosed on is a third mortgage instrument in favor of my client, United Companies Lending Corporation.

Please acknowledge receipt of this notice on the enclosed copy of this letter and return it to my attention. Enclosed is a stamped, self-addressed envelope for your convenience.

If you require any additional information with respect to this letter, please advise.

Sincerely,

Robert P. Ziegler

RPZ/cb

Received by:

_____

Date: _____

UCM

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:
Director, Collections Division
Attn: Mr. Wilbur Hooks
Administrative Assistant
Department of Revenue
500 Deaderick Street, Room 930
Nashville, TN 37219

4a. Article Number
P 700 520 009

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

7. Date of Delivery

5. Signature (Addressee) Dana Anderson

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

6. Signature (Agent) JUL 1 3 1992

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

3.6.4.6.4.

IDENTIFI REFERENCE

AUG 13 3 29 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

0312 08/13 0101 03CHECK 143.03

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

RECEIVED OF _____

FOR _____

BOOK 8701 PAGE 76

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 31857.64
CON TX 118.03
PRFEE 1.00
WDEED 24.00
TOTAL 143.03
CHECK 143.03

08/13/92 01 15:24 0001 0312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3. 6. 4. 6. 4.

IDENTIFT REFERENCE

AUG 13 3 29 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 560092