Tennessee
156-2-091.1090 28764

Michael Sadler BOOK 8767 PAGE 309
UPNB #236624-3
Conventional

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 16, 1987, and recorded in Book 7271, Page 361 in the Register's Office of Davidson County, Tennessee, Michael G. Sadler and wife, Janice L. Sadler, conveyed to Vaden Lackey, Jr., Trustee(s), 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 8740, Page 604 in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on October 27, 1992, at the main south door of the Courthouse of Davidson County, Tennessee; 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 sale Union Planters National Bank, a corporation whose address is P.O. Box 3137, Memphis, Tennessee 38173 being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Five Thousand One Hundred Ninety-Five and 11/100 Dollars; 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 Union Planters National Bank of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Union Planters National 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:

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, said Register's Office.
Said Lot No. 325 fronts 75 feet on the westerly side of Myhr Drive and runs back 180feet on the northerly line and 169.2 feet on the southerly line to a line in the rear which measures 109.5 feet thereon.

Michael G. Sadler and Janice L. Sadler obtained title to the above referenced real estate by Deed of record in Book 7271, Page 358, Register's Office of Davidson County, Tennessee.

58254

IDENTIFICATION REFERENCE

Oct 27 10 07 AM '92

DAVIDSON COUNTY, TN

PICK-UP

Subject to any unpaid taxes.

Proper notice of this sale has been given to the State of Tennessee and this sale is made subject to the redemption rights.

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 Union Planters National Bank, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

| | |
|---|---|
| Recording Appointment of Substitute Trustee | 8.00 |
| Publication Expense | 234.90 |
| Attorney's Fees and Trustees Fees | 500.00 |
| Credit on Note | 104,452.21 |
| | $105,195.11 |

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on October 27, 1992 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 27, 1992 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss 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.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 26, 1995

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
786 Myhr Drive,
Nashville, Tennessee 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Union Planters National Bank
P.O. Box 3137
Memphis, TN 38173

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 105,195.11

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Oct 1992.

Deputy Register

LAW OFFICES OF
ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS, TENN 38103-1991

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE (901) 526-8286
TELECOPIER (901) 526-3061

October 2, 1992

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

BOOK 8767 PAGE 311

Department of Employment Security
500 James Robertson Parkway
12th Floor
Volunteer Plaza Building
Nashville, TN 37245

ATTN: Mike Fort

Re: Section 67-6035 Notice of Sale
Michael Sadler, et ux
786 Myhr Drive
Nashville, TN
UPNB #236624-3
CONV

COPY

Gentlemen:

We represent Union Planters National Bank, the holder of a Promissory Note executed by Michael G. Sadler and wife, Janice L. Sadler, dated June 16, 1987 in the original amount of $98,000.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 7271, Page 361, Register's Office of Davidson County, Tennessee. The note is in default and the principal balance and interest due on the indebtedness have been accelerated in accordance with the terms and conditions of the instruments and the foreclosure sale has been scheduled for Tuesday, October 27, 1992.

It is our understanding that the State of Tennessee Department of Revenue has filed a Notice of State Tax Lien against the property, therefore, in accordance with T.C.A 67-1-1433, we are submitting the following:

1. This notice is submitted by Arnold M. Weiss, attorney, 208 Adams Avenue, Memphis, Tennessee, 38103, on behalf of Union Planters National Bank.

2. A copy of the lien filed by the State of Tennessee of record in Book 8494, Page 236 Register's Office of Davidson County, Tennessee, is attached.

**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:
Dept. of Employment Security
500 James Robertson Parkway
12th Floor
Volunteer Plaza Building
Nashville, TN 37245
ATTN: Mike Fort

4a. Article Number
P 402 593 012

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

7. Date of Delivery
10-6-92

5. Signature (Addressee)

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

6. Signature (Agent)

PS Form 3811, November 1990 ★U.S. GPO: 1991—287-088 DOMESTIC RETURN RECEIPT

UP-Sadler

LAW OFFICES OF
ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS, TENN 38103-1991

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE (901) 526-8296
TELECOPIER (901) 526-3061



3. The street address of the property affected by this notice is 786 Myhr Drive, Nashville, Davidson Shelby County, Tennessee, said property being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, said Register's Office.
Said Lot No. 325 fronts 75 feet on the westerly side of Myhr Drive and runs back 180 feet on the northerly line and 169.2 feet on the southerly line to a line in the rear which measures 109.5 feet thereon.

4. The real property herein described will be sold at public auction for cash on Tuesday, October 27, 1992 commencing at 10:00 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, and at the Adams Avenue entrance thereof. A copy of the advertisement of the Substitute Trustee's Sale is also enclosed.

5. The approximate amount of the principal indebtedness is $94,828.22 as of October 2, 1992 with accrued interest at the rate of 10.125% per annum from December 1991 plus the expenses and attorney's fees and trustee's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $958.00.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise immediately if there is any deficiency in this notice.

Yours very truly,

ARNOLD M. WEISS

AMW:sk
Enclosure

LAW OFFICES OF
ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS, TENN. 38103-1991

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE (901) 526-8296
TELECOPIER (901) 526-3061

October 2, 1992

BOOK 8767 PAGE 313

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Commissioner of Revenue
State of Tennessee
P. O. Box 3287, Uptown Station
Nashville, Tennessee 37219

ATTN: Director, Tax Enforcement

Re: Section 67-6035 Notice of Sale
Michael Sadler, et ux
786 Myhr Drive
Nashville, TN
UPNB #236624-3
CONV

Gentlemen:

We represent Union Planters National Bank, the holder of a Promissory Note executed by Michael G. Sadler and wife, Janice L. Sadler, dated June 16, 1987 in the original amount of $98,000.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 7271, Page 361, Register's Office of Davidson County, Tennessee. The note is in default and the principal balance and interest due on the indebtedness have been accelerated in accordance with the terms and conditions of the instruments and the foreclosure sale has been scheduled for Tuesday, October 27, 1992.

It is our understanding that the State of Tennessee Department of Revenue has filed a Notice of State Tax Lien against the property, therefore, in accordance with T.C.A 67-1-1433, we are submitting the following:

1. This notice is submitted by Arnold M. Weiss, attorney, 208 Adams Avenue, Memphis, Tennessee, 38103, on behalf of Union Planters National Bank.

2. A copy of the lien filed by the State of Tennessee of record in Book 8545, Page 144; Book 8545, Page 145; Book 8571, Page 753; Book 8571, Page 754; and 8649, Page 744, Register's Office of Davidson County, Tennessee, is attached.

**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:
Commissioner of Revenue
State of Tennessee
P.O. Box 3287, Uptown Station
Nashville, TN 37219
ATTN: Director, Tax Enforcement

4a. Article Number
P 402 593 013

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

5. Signature (Addressee)

6. Signature (Agent)
[illegible]

7. Date of Delivery
10/6/92

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

PS Form 3811, November 1990 *U.S. GPO: 1991—287-086 DOMESTIC RETURN RECEIPT

UP-Sadler

COPY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LAW OFFICES OF
ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS, TENN. 38103-1991

ARNOLD M WEISS
M VIRGINIA CRAVEN

TELEPHONE (901) 526-8296
TELECOPIER (901) 526-3061



3. The street address of the property affected by this notice is 786 Myhr Drive, Nashville, Davidson Shelby County, Tennessee, said property being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, said Register's Office.
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5. The approximate amount of the principal indebtedness is $94,828.22 as of October 2, 1992 with accrued interest at the rate of 10.125% per annum from December 1991 plus the expenses and attorney's fees and trustee's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $958.00.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise immediately if there is any deficiency in this notice.

Yours very truly,

ARNOLD M. WEISS

AMW:sk
Enclosure

This instrument prepared by:
Division of Facilities Mgmt.

BOOK 8767 PAGE 315

**STATE OF TENNESSEE**
**DEPARTMENT OF EMPLOYMENT SECURITY**
500 James Robertson Pkwy.
Nashville, Tennessee 37245-0100
(615) 741-3170

October 8, 1992

Arnold M. Weiss, Esq.
208 Adams Avenue
Memphis, Tennessee 38103-1991

RE: Property of Janice Sadler
d/b/a Xanadu Video & Records
TDES Acct. # 362-993
TDES Lien # 1-2412
Notice of Foreclosure Sale - October 27, 1992

Dear Mr. Weiss:

Your letter of October 2, 1992, is acknowledged, along with the attendant Notice of Foreclosure, and this will respectfully advise:

1. That said Notice is accepted as being timely and adequate; and,

2. That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $632.94.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

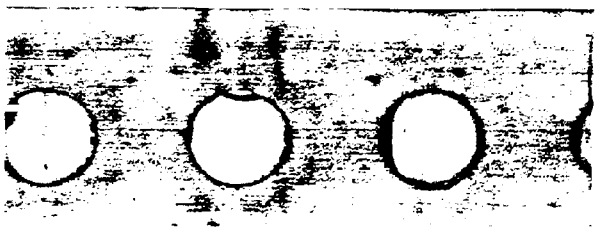
Sincerely,

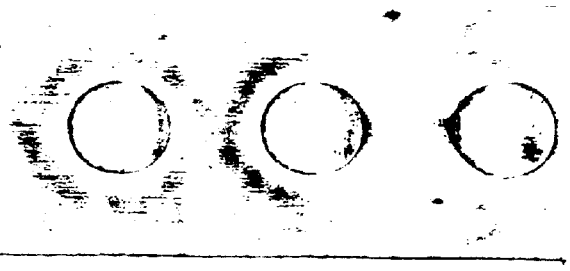
Michael Fort
Counsel to Commissioner

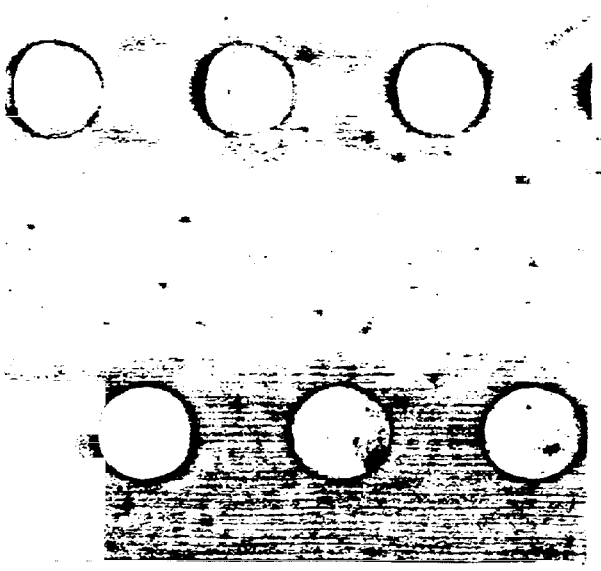
MF:EME

cc: Eugene Johns, Central Office

FILED 10/27 0101 SEC.EX 418.24







**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8767 PAGE 316

| | | |
|---|---|---|
| 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 103195.11
CON TX 389.24
PRFEE 1.00
WDEED 28.00
TOTAL 418.24
CHECK 418.24

10/27/92 01 10:05 0001 4540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

583974

IDENTIFICATION REFERENCE

Oct 27 10 07 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 583974