Tennessee
181-C 162/CSD31540

Tony Hamner
Crestmont #98078842

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 2, 1987, and recorded in Book 7193, Page 763 in the Register's Office of Davidson County, Tennessee, Tony B. Hamner and Karen D. Hamner, Husband and Wife, conveyed to Stephen R. Joselyn, 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 8756, Page 408 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 November 18, 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 Federal Home Loan Mortgage Corporation, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Seventeen Thousand Two Hundred Eighty-Four and 74/100 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 Federal Home Loan Mortgage Corporation 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 Federal Home Loan Mortgage Corporation, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 2 on the plan of the division of the W. H. Wisener property, dated June 26, 1979, of record in Book 5190, Page 328, Register's Office for said County, to which reference is made for a more complete description.

Tony B. Hamner obtained title to the above referenced real estate by Deed of record in Book 8679, Page 444, Register's Office of Davidson County, Tennessee.

6555.4

IDENTIFICATION REFERENCE

Nov 18 11 39 AM '92

DAVIDSON COUNTY, TN

PICK-UP

8157 11/18 0101 03CHECK 455.01

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 Federal Home Loan Mortgage Corporation, 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	116,541.84
	$117,284.74

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 November 18, 1992 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 18, 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 Jan 20 1996

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
14222 Old Hickory Boulevard,
Antioch, Tennessee 37103

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Crestmont Federal Savings & Loan Assn.
P.O. Box 435
Edison, NJ 08817

Mortgagee: None

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

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 117,284.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November 19 92

Notary Public My Commission Expires Jan 20 1996

MY COMMISSION EXPIRES

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 21, 1992

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

BOOK 8789 PAGE 423

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
Tony Hamner, et ux
14222 Old Hickory Blvd.
Antioch, TN 37103
Crestmont #98078842
CONV

COPY

Gentlemen:

We represent Crestmont Federal Savings Bank, the holder of a Promissory Note executed by Tony B. Hamner and Karen D. Hamner, husband and wife, dated April 2, 1987 in the original amount of $115,000.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 7193, Page 763, 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 Wednesday, November 18, 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 Crestmont Federal Savings Bank.

2. A copy of the lien filed by the State of Tennessee of record in Book 8649, Page 747, Register's Office of Davidson, Tennessee, is attached.

3. The street address of the property affected by this notice is 14222 Old Hickory Boulevard, Antioch, Tennessee,

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

Davidson County, Tennessee, said property being more particularly described as:

> Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 2 on the plan of the division of the W. H. Wisener property, dated June 26, 1979, of record in Book 5190, Page 328, Register's Office for said County, to which reference is made for a more complete description.

4. The real property herein described will be sold at public auction for cash on Wednesday, November 18, 1992 commencing at 11;30 a.m. at main south door of the Courthouse, Nashville, Davidson County, Tennessee. A copy of the advertisement of the Substitute Trustee's Sale is also enclosed.

5. The approximate amount of the principal indebtedness is $110,935.27 as of October 21, 1992 with accrued interest at the rate of 9.250% 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
cc: Crestmont Federal Savings Bank
FHA

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

BOOK 8789 PAGE 425

November 5, 1992

Mr. Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103 - 1991

Re: Foreclosure Sale of Property Owned by
Tony Hamner
Account Number: 2-621364108-001-4

Dear Mr. Weiss:

This is in reference to your letter dated October 21, 1992 concerning a foreclosure sale of property owned by Tony Hamner.

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 December 20, 1992 is $720.00.

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.

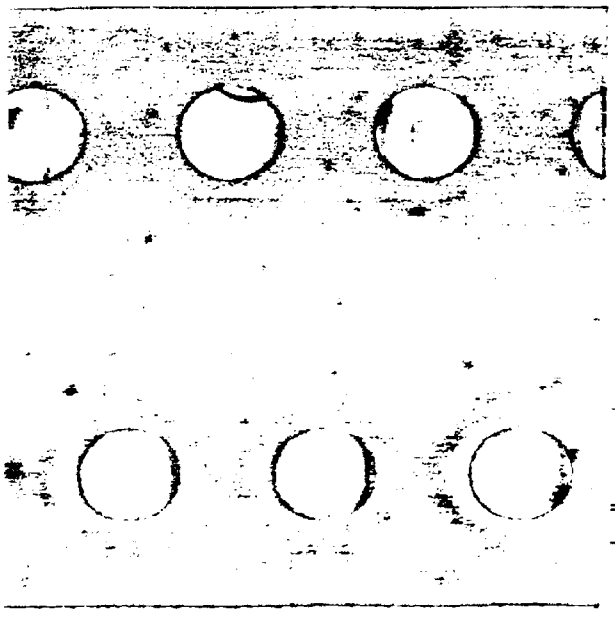
Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:ajk

xc: Bob Tyree, Revenue Enforcement Supervisor,
Nashville Regional Office



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

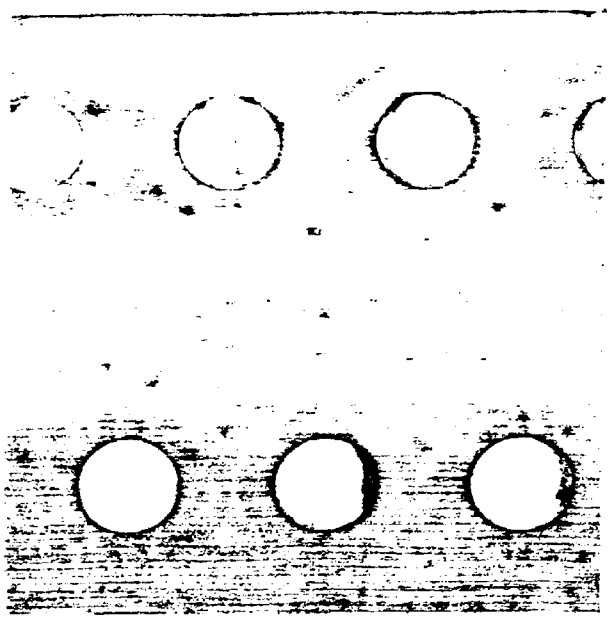
RECEIVED OF _____

FOR _____

BOOK 8789 PAGE 426

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 117284.74
CON TX 434.01
PRFEE 1.00
WDEED 20.00
TOTAL 455.01
CHECK 455.01
BANK
11/18/92 01 11:35 0001 8157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

6555.4

IDENTIFICATION REFERENCE

Nov 18 11 37 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 591947