Tennessee
142-14-161/090 61334

Richard Runyeon, Jr., et ux
LF #1684752

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 1984, and recorded in Book 6263 Page 793 in the Register's Office of Davidson County, Tennessee, Richard Dean Runyeon, Jr., et ux. Lee Ann Runyeon, conveyed to Leader Enterprises, Inc., 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 8775, Page 595 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 December 8, 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 Leader Federal Bank for Savings, a corporation whose address is P.O. Box 1860, Memphis, Tennessee 38101-1860 being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy-Four Thousand Eight Hundred Fifty-Six and 30/100 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 Leader Federal Bank for Savings 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 Leader Federal Bank for Savings, 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. 675, Harpeth Woods Subdivision, Section Three, of record in Book 5200, Page 270, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Richard D. Runyeon, Jr. and Lee Ann Runyeon obtained title to the above referenced real estate by Deed of record in Book 6263, Page 802, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been given to the Internal Revenue Service 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 Leader Federal Bank for Savings, 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	74,113.40
	$74,856.30

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 December 8, 1992 hereunto set his hand and seal.

Arnold M Weiss A/y to Tr

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 8, 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.

Laura Lum Pearson

NOTARY PUBLIC

My Commission Expires Jan 29 19[illegible]

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
821 Beech Bend Drive,
Nashville, Tennessee 37221

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 74,856.30

Arnold M Weiss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF December 19 92

Laura Lum Pearson
Notary Public

MY COMMISSION EXPIRES My Commission Expires Jan 29, 1996

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Leader Federal Bank for Savings
P.O. Box 1860
Memphis, TN 38101-1860

Mortgagee: None

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

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

November 6, 1992

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue
Service
801 Broadway, MDP 148
Nashville, Tennessee 37203

ATTN: Chief, Special Procedures Staff

Re: Serial # 629157878
Richard Runyeon, et ux
821 Beech Bend Drive
Nashville, TN 37221
LF #1684752
CONV

COPY

Dear Sir:

We represent Leader Federal Bank for Savings the owner and holder of a first deed of trust covering the property municipally described in the above caption. A xerox copy of the instrument which, as you will notice, is of record in Book 6263, Page 793, Davidson County Register's Office, is enclosed. The indebtedness secured by the deed of trust is in default and, accordingly, consistent with the terms and conditions of the instrument, the principal balance and interest due have been accelerated and the foreclosure sale is scheduled for Tuesday, December 8, 1992 at 10:00 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, at which time the property will be sold at the public outcry to the highest and best bidder for cash. The principal balance of our client's debt is $68,454.48, plus interest at the rate of 9.50% per annum from March 1, 1992 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 8396, Page 286, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:sk

Internal Revenue Servic

District
Director

Departme of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8807 PAGE 594

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-4901
Date:
November 17, 1992

ARNOLD M. WEISS
LAW OFFICES OF ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS TN 38103

Re: Notice of Sale
Taxpayer: RUNYEON, R. D. JR.
Property Address 821 BEECH BEND DRIVE
NASHVILLE, TN 37221

Dear Mr. Weiss:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated November 6, 1992 was filed on time and contains all of the required information.

If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

7.1 6 5 8.

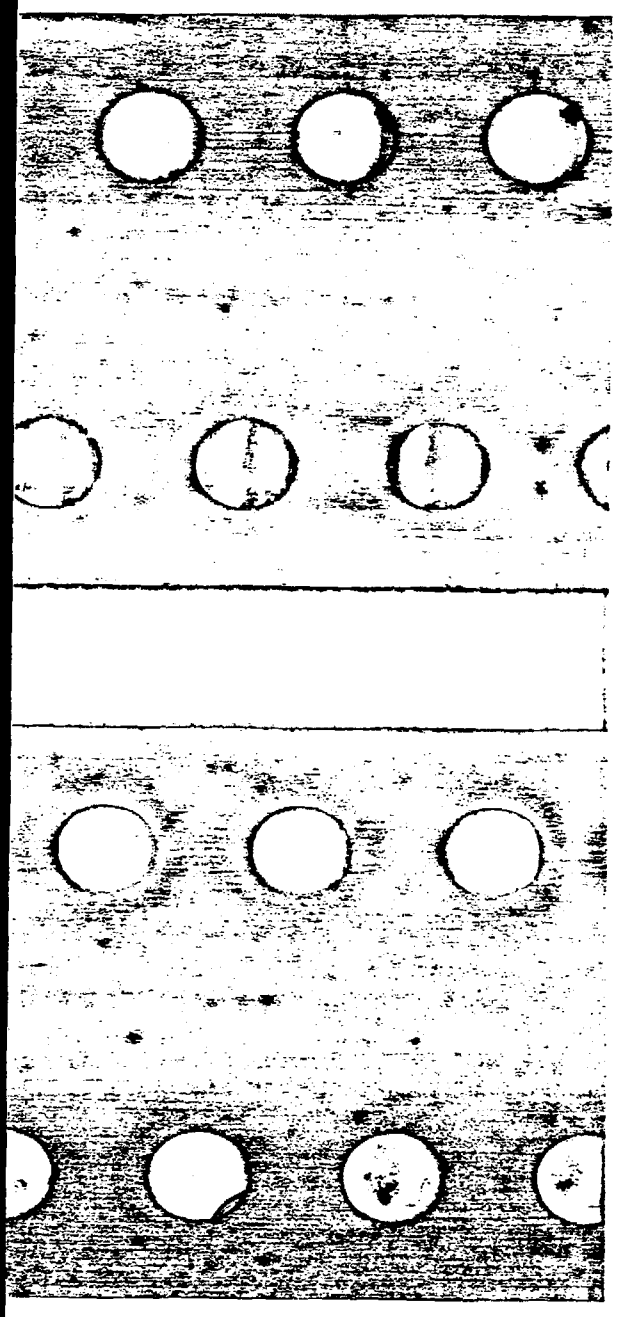
IDENTIFICATION REFERENCE

DEC 8 10 14 AM '92

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN

PICK-UP

9347 12/08 0101 03CHECK 294.13



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

RECEIVED OF _____

FOR _____

BOOK 8807 PAGE 595

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	74856.30
CON TX	277.13
PRFEE	1.00
WDEED	16.00
TOTAL	294.13
CHECK	294.13

12/08/92 01 10:12 0001 9347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1658.

IDENTIFICATION REFERENCE

DEC 8 10 14 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 598584