THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P. O. BOX 241155
MEMPHIS, TN 38124-1155

NAME: Ronald D. Runyeon and Kathryn A. Runyeon
S&K#: 92-1223
LOAN#: 417753-1

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 20, 1986, recorded in Book 6791, Page 143, Register's Office of Davidson County, Tennessee, Ronald D. Runyeon and wife, Kathryn A. Runyeon, conveyed to Charles W. Bone, 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 8754, Page 766, in the 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, DECEMBER 9, 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 Resolution Trust Corporation as Receiver for Investor Federal Savings Bank, whose address is c/o Wendover Funding, Inc., P.O. Box 19749, Greensboro, NC 27419-9749, at and for the sum of $73,600.00, that being the highest and best bid offered; 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 Resolution Trust Corporation as Receiver for Investor Federal Savings Bank, 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 Resolution Trust Corporation as Receiver for Investor Federal Savings 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:

Described property in Davidson County, Tennessee, being Lot No. 107 on the Plan of Horton Heights, Section 10, as of record in Book 2133, page 32, Register's Office for said County.

Beginning at a point in the northwesterly margin of Fleetwood Drive, at the corner of Lors 65 and 107; thence with the line between said lots, northwesterly 225 feet to a point; thence southwesterly 222.9 feet to the northeasterly margin of Summerly Drive; thence with the margin of the same, southeasterly 155.2 feet to the beginning of a curve thence around said curve, easterly 39.3 feet to the margin of Fleetwood Drive; thence with the margin of

the same, northeasterly 177 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 6791, Page 143, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6791, Page 143, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 6791, Page 140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of the United States of America to redeem the land as provided for in 26 U.S.C. 7425(d)(1). Attached hereto is a copy of said notice.

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 Resolution Trust Corporation as Receiver for Investor Federal Savings Bank, its 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 him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on December 9, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 9th day of December, 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.

Notary Public

TIFFANY STERLING
NOTARY AT LARGE
SHELBY COUNTY, TN
My Commission Expires 8-26-96

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 6612 Fleetwood Drive, Nashville, TN 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Resolution Trust Corporation as Receiver for Investor Federal Savings Bank
c/o Wendover Funding, Inc.
P.O. Box 19749
Greensboro, NC 27419-9749

S & K #:92-1223

Map & Parcel - 102-12-5

3501 12/18 0101 03CHECK 16.00

DAVIDSON COUNTY, TN

Dec 18 3 17 PM '92

IDENTIFICATION REFERENCE

7.5.308.

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

October 26, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 886 379

District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

Attention: Chief, Special Procedures Staff

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money Deed of Trust from Ronald D. Runyeon and wife, Kathryn A. Runyeon to Charles W. Bone, Trustee, dated February 20, 1986, recorded in the Register's Office of Davidson County, Tennessee, in Book 6791, Page 143, has been requested by the noteholder, Resolution Trust Corporation as Receiver for Investor Federal Savings Bank, to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in Book 8369, Page 905, and Book 8568, Page 468.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Described property in Davidson County, Tennessee, being Lot No. 107 on the Plan of Horton Heights, Section 10, as of record in Book 2133, page 32, Register's Office for said County.

Beginning at a point in the northwesterly margin of Fleetwood Drive, at the corner of Lors 65 and 107; thence with the line between said lots, northwesterly 225 feet to a point; thence southwesterly 222.9 feet to the northeasterly margin of Summerly Drive; thence with the margin of the same, southeasterly 155.2 feet to the beginning of a curve thence around said curve, easterly 39.3 feet to the margin of Fleetwood Drive; thence with the margin of the same, northeasterly 177 feet to the point of beginning.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on Wednesday, December 9, 1992, 10:00 a.m., Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said deed of trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Unpaid principal balance	$ 67,073.09
Interest from 8/91-12/92	$ 10,312.20
Late charges	$ 448.80
Attorney fees	$ 500.00
Advertisement	$ 400.00
Recording charges	$ 32.00
State tax	$ 259.93
TOTAL	$ 79,026.02

Enclosed is a copy of the Warranty Deed and Deed of Trust.

If your office is in need of further informa

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH

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:
District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

4a. Article Number
P 457 886 379

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

7. Date of Delivery
10-28-92

5. Signature (Addressee)

6. Signature (Agent)
[signature]

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

PS Form 3811, November 1990 *U.S. GPO: 1991—287-099 DOMESTIC RETURN RECEIPT

P 457 886 379

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

Sent to District Director	
Street and No. IRS	
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	$
Postmark or Date	

PS Form 3800, June 1985 *U.S.G.P.O. 1986-234-555

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED