Tennessee

Mary Payne
Lincoln # 118507

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 30, 1968, and recorded in Book 4283, Page 7 in the Register's Office of Davidson County, Tennessee, William S. Whitmore and wife, Virginia L. Whitmore, conveyed to Albert W. Johnson, 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 8571, page 327 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 the 5th day of August, 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 Loy E. Bowman and wife, Malois V. Bowman whose address is 644 Dutchmans Drive, Hermitage, Tennessee 37076 being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty-eight Thousand Five Hundred and no/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 amount of their bid.

NOW, THEREFORE, in consideration of the premises and the payment by Loy E. Bowman and wife, Malois V. Bowman 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 Loy E. Bowman and Malois V. Bowman, their heirs 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. 129 on the Plan of Sunny Acres, Section IV, as of record in Book 2900, Page 2, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Windemere Drive at the common corner of Lots 129 and 130; thence with the line between said two lots, southeasterly 192.4 feet to the common corner of Lots 128, 129 and 130; thence with the line between Lots Nos. 128 and 129, northeasterly 190.6 feet to a point in the southwesterly margin of Windemere Court; thence with the margin of said Court, northwesterly 197 feet to a point; thence around a curve, westerly 37.34 feet to a point in the southeasterly margin of Windemere Drive; thence southwesterly with the margin of said Drive 71.73 feet and continuing 129.75 feet to the point of beginning.

Mary D. Payne obtained title to the above referenced real estate by Deed of record in Book 6072, Page 119, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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

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 Loy E. Bowman and wife, Malois V. Bowman, their heirs 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.

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 hereunto set his hand and seal this 5th day of August, 1992.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of August, 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 28, 1995

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
2629 Windemere Drive
Nashville, TN 37214

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Loy E. Bowman
Malois V. Bowman
644 Dutchmans Drive
Hermitage, TN 37076

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 $46,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF Dec. 1992

Deputy Register

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

ARNOLD M WEISS
M VIRGINIA CRAVEN

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

Copy

July 2, 1992

BOOK 8829 PAGE 971

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
Mary K. Payne
2629 Windemere Drive
Nashville, TN 37214
LSB #118507
FHA #483-029946-203

Gentlemen:

We represent Lincoln Savings Bank, the holder of a Promissory Note executed by William S. Whitmore and wife, Virginia L. Whitmore, dated October 30, 1968 in the original amount of $25,400.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 4283, Page 7, 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, August 5, 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 Lincoln Savings Bank.

2. A copy of the lien filed by the State of Tennessee of record in Book 7997, Page 645, Register's Office of Davidson County, Tennessee, is attached.

3. The street address of the property affected by this notice is 2629 Windemere Drive, Nashville, Davidson County, Tennessee, said property being more particularly described as:

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

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Sunny Acres, Section IV, as of record in Book 2900, Page 2, Register's Office for said County, described as follows:

BOOK 8829 PAGE 972

Beginning at a point in the southeasterly margin of Windemere Drive at the common corner of Lots 129 and 130; thence with the line between said two lots, southeasterly 192.4 feet to the common corner of Lots 128, 129 and 130; thence with the line between Lots Nos. 128 and 129, northeasterly 190.6 feet to a point in the southwesterly margin of Windemere Court; thence with the margin of said Court, northwesterly 197 feet to a point; thence around a curve, westerly 37.34 feet to a point in the southeasterly margin of Windemere Drive; thence southwesterly with the margin of said Drive 71.73 feet and continuing 129.75 feet to the point of beginning.

4. The real property herein described will be sold at public auction for cash on Wednesday, August 5, 1992 commencing at 10:00 a.m. at the 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 $12,133.82 as of July 2, 1992 with accrued interest at the rate of 6.75% from November, 1990 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 $956.00.

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: Lincoln Savings Bank
FHA

P 402 559 988

Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to St. of TN	
Street and No. Lincoln-Payne	
P.O. State and ZIP Code	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$
Postmark or Date	

PS Form 3800, June 1991

- Complete items 1 and or ... 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
Lincoln-Payne

4a. Article Number
P 402 559 988

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

5. Signature (Addressee)

6. Signature (Agent)
Linda Barnett

7. Date of Delivery
7-6-92

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

RECORDED IN ... LEGIBILITY OF WRITING ... THIS DOCUMENT 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

Copy

July 2, 1992

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

BOOK 8829 PAGE 973

ATTN: Chief, Special Procedures Staff

Re: Serial # 629164664
Mary K. Payne
2629 Windermere Drive
Nashville, TN 37214
LSB #118507
FHA #483-029946-203

Dear Sir:

We represent Lincoln Savings Bank 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 4283, Page 7, 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 Wednesday, August 5, 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 $12,133.82, plus interest at the rate of 6.75% per annum from November, 1990 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 8462, Page 936, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:sk
cc: Lincoln Savings Bank
FHA

District Director of the Internal Revenue

PS Form 3800, June 1991 (Reverse)

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier (no extra charge).

2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, detach and retain the receipt, and mail the article.

3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article RETURN RECEIPT REQUESTED adjacent to the number.

4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.

5. Enter fees for the services requested on the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.

8. Save this receipt and present it if you make inquiry.

105803-92-B-0226

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. ~~X~~ Addressee's Address
2. [X] Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
District Director of the I.R.S.
801 Broadway, MDP 148
Nashville, TN 37203
ATTN: Chief, Spec. Proc. Staff

4a. Article Number
P 482 559 987

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

7. Date of Delivery
7-6-92

5. Signature (Addressee)

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

6. Signature (Agent)
[signature]

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

Lincoln - Payne

7.8816.

IDENTIFICATION REFERENCE

DEC 31 3 14 PM '92

DAVIDSON COUNTY, TN

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

BOOK 8829 PAGE 974

July 23, 1992

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

Re: Foreclosure Sale of Property Owned by
Mary K. Payne
Account number: 1-248563951-001-7

Dear Mr. Weiss,

This is in reference to your letter dated July 2, 1992 concerning a foreclosure sale of property owned by Mary K. Payne.

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 August 20, 1992 is $29,367.41.

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:rcw

xc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region

Internal Revenue Serv:

District
Director

Departm t of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8829 PAGE 975

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-3951
Date:
July 14, 1992

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

Re: Notice of Sale
Taxpayer: PAYNE, JAMES & MARY
Property Address: 2629 WINDERMERE DRIVE
NASHVILLE, TN 37214

Dear Mr. Weiss:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice 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.

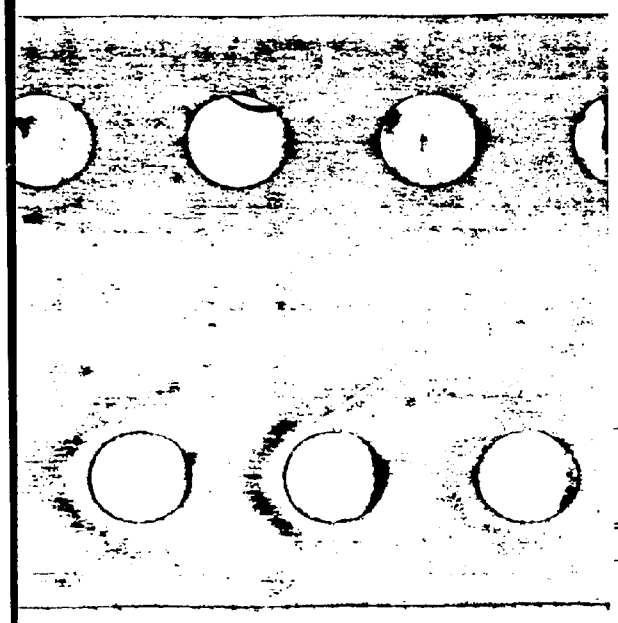
Thank you for your cooperation.

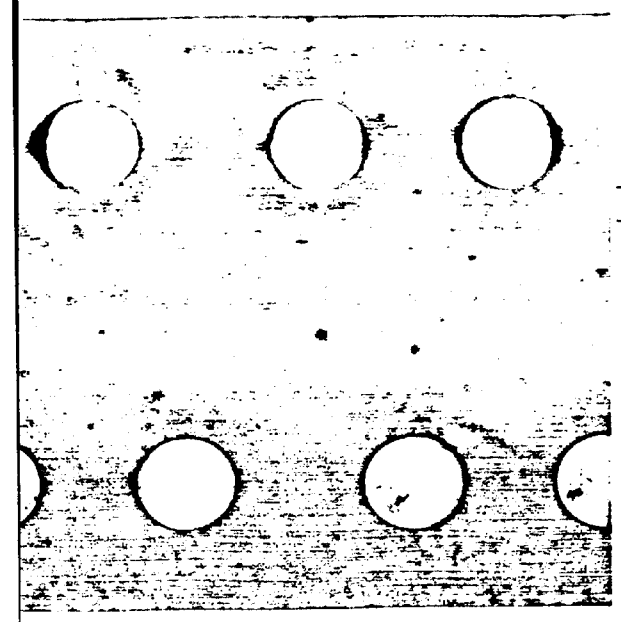
Sincerely,

Chief, Advisory Section
Special Procedures Branch

7405 12/31 0101 01CASH 282.45

[redacted]





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8829 PAGE 976

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	68500.00
			CON TX	253.45
			PRFEE	1.00
			WDEED	28.00
			TOTAL	282.45
			CASH	282.45
12/31/92	01	15:13 0001	7405	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.8 1.6.

IDENTIFI REFERENCE

DEC 31 3 14 PM '92

DAVIDSON COUNTY, TN

No. 606518