Tennessee VA
148-15-93/05 DU 43955

John R. Adams
CFC #1121117
VA #355 578

BOOK 8839 PAGE 418

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 14, 1986, and recorded in Book 6961, Page 128, in the Register's Office of Davidson County, Tennessee, Beverly L. Overton, conveyed to Pattie J. Rowen 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 8797, Page 734 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 said Deed of Trust by which advertisement the sale was appointed to be held on January 13, 1993, 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 time the said property was struck off and sold to Countrywide Funding Corporation, a corporation, whose address is P.O. Box 10216, Van Nuys, California 91410 at and for the sum of Forty-Eight Thousand Seventy and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Countrywide Funding Corporation has assigned its interests in the said property to the Secretary of Veterans Affairs, his successors and assigns; 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 Countrywide Funding Corporation of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Veterans Affairs, his 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:

Being Lot No. 14 on the Plat of Apahe Hills, Section 5, Part One of record in Plat Book 4860, page 113, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

John R. Adams, Sr. and Diane Adams, Michael Waldrum obtained title to the above referenced real estate by Deed of record in Book 8760, Page 581, Register's Office of Davidson County, Tennessee.

82203

IDENTIFICATION REFERENCE

JAN 13 10 13 AM '93

DAVIDSON COUNTY, TN

PICK-UP

Subject to any unpaid taxes.

Proper notice of this sale has been given to the Internal Revenue Service and 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 said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Secretary of Veterans Affairs, his 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	275.00
Credit on Note	47,552.10
	$48,070.00

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 January 13, 1993 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 13, 1993, 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

NO TAX

PROPERTY ADDRESS
4524 Packard Drive,
Nashville, Tennessee 37211

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Veterans Administration
Regional Office
110 9th Avenue South
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
Mail to
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

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

December 15, 1992

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
John R. Adams, et ux
4524 Packard Drive
Nashville, TN 37211
CFC #1121117
VA #355 578

5434 01/13 0101 03CHECK 24.00

Gentlemen:

We represent Countrywide Funding Corporation, the holder of a Promissory Note executed by Beverly L. Overton, dated August 14, 1986 in the original amount of $53,700.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 6961, Page 128, 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 Friday, January 13, 1993.

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 Countrywide Funding Corporation.

2. A copy of the lien filed by the State of Tennessee of record in Book 6590, Page 820; Book 6499, Page 305 and Book 8711, Page 541, 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 402 555 [illegible]

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

7. Date of Delivery
12-18-92

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—287-066 DOMESTIC RETURN RECEIPT

CFC-Adams

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 4524 Packard Drive, Nashville, Davidson County, Tennessee, said property being more particularly described as:

Being Lot No. 14 on the Plat of Apahe Hills, Section 5, Part One of record in Plat Book 4860, page 113, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

4. The real property herein described will be sold at public auction for cash on Friday, January 13, 1993 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 $51,230.30 as of December 15, 1992 with accrued interest at the rate of 9.50% per annum from 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

December 15, 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 # 629036651
John R. Adams, et ux
4524 Packard Drive
Nashville, TN 37211
CFC #1121117
VA #355 578

Dear Sir:

We represent Countrywide Funding Corporation 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 6961, Page 128, 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 January 13, 1993 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 $51,230.30, plus interest at the rate of 9.5% per annum from June 1, 1992 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 8211, Page 207, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

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

AMW:sk

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 of the I.R.S.
801 Broadway, MDP 148
Nashville, TN 37203
ATTN: Chief, Spec. Proc. Staff

4a. Article Number
P 402 545 792

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

5. Signature (Addressee)

6. Signature (Agent)

7. Date of Delivery
12-18-92

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

PS Form 3811, November 1990 ☆U.S. GPO: 1991—287-066 DOMESTIC RETURN RECEIPT

CFC- Adams

Internal Revenue Ser ce

District
Director

Depar nt of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-1783
Date:
December 18, 1992

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

BOOK 8839 PAGE 423

Re: Notice of Sale
Taxpayer: ADAMS, JOHN R.
Property Address 4524 PARCKARD DRIVE
NASHVILLE, TN 37211

Dear Mr. Weiss:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated December 15, 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

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