Tennessee

Barbara L. Garrison
LF #803595-8

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 10, 1988, and recorded in Book 7549, Page 45 in the Register's Office of Davidson County, Tennessee, Barbara L. Garrison unmarried, conveyed to Stephen R. Josleyn, 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 8799, Page 631 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 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 sale First Bank & Trust, a Tennessee banking corporation, whose address is P.O. Box 355, Mt. Juliet, TN 37122 being the highest and best bidder, became the purchaser of said property at and for the sum of Eighty-One Thousand Eight Hundred Fifty and 00/100 Dollars; and,

WHEREAS, the purchaser, 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 First Bank & Trust, a Tennessee banking 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 First Bank & Trust, a Tennessee banking corporation, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Fleetwood Subdivision, Phase One, being a planned unit development of record in Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Barbara L. Garrison obtained title to the above referenced real estate by Deed of record in Book 7549, Page 42, Register's Office of Davidson County, Tennessee.

8 4 5 9 5

IDENTIFICATION REFERENCE

JAN 20 11 08 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 84,850.00

Marilyn Russell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 19 93.

S. Chandler
Deputy Register

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 of 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 First Bank & Trust, a Tennessee banking 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.

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

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
3124 Lake Drive,
Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Leader Federal Bank for Savings
P.O. Box 1860
Memphis, TN 38103

Mortgagee: None

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

*** The Notice provided to the State of Tennessee and a copy of the written response received from the State of Tennessee are hereto attached as Exhibits 1 and 2.

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
Barbara L. Garrison
3124 Lake Drive
Hermitage, TN 37076
LF #803595-8
Conventional

Gentlemen:

We represent Federal National Mortgage Association, the holder of a Promissory Note executed by Barbara L. Garrison unmarried, dated May 10, 1988 in the original amount of $79,350.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 7549, Page 45, 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 Leader Federal Bank for Savings.

2. A copy of the lien filed by the State of Tennessee of record in Book 8533, Page 23, 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 TN
P.O. Box 3287, Uptown Station
Nashville, TN 37219
ATTN: Director, Tax Enforcement

4a. Article Number
P 492 555 665

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)

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

LF-Garrison

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 3124 Lake Drive, Hermitage, Davidson County, Tennessee, said property being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Fleetwood Subdivision, Phase One, being a planned unit development of record in Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate 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 $77,045.44 as of December 15, 1992 with accrued interest at the rate of $7.875 per day from June 1992 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

BOOK 8844 PAGE 478

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

January 12, 1993

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

Re: Foreclosure Sale of Property Owned by
Barbara L. Garrison
Account number: 3-000172794-001-5

Dear Mr. Weiss,

This is in reference to your letter dated December 15, 1992 concerning a foreclosure sale of property owned by Barbara L. Garrison.

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 February 20, 1993 is $2,899.48.

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 RS

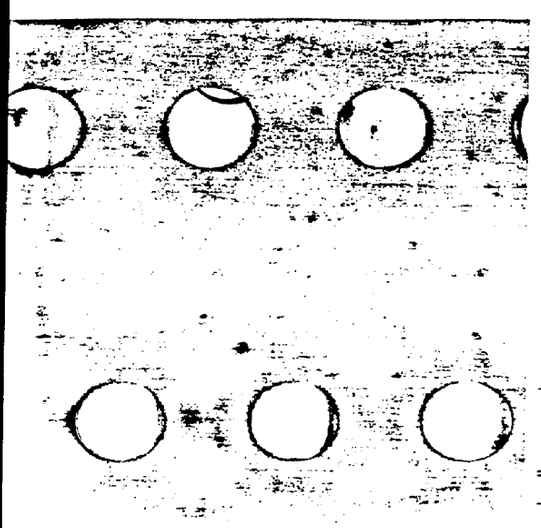
Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

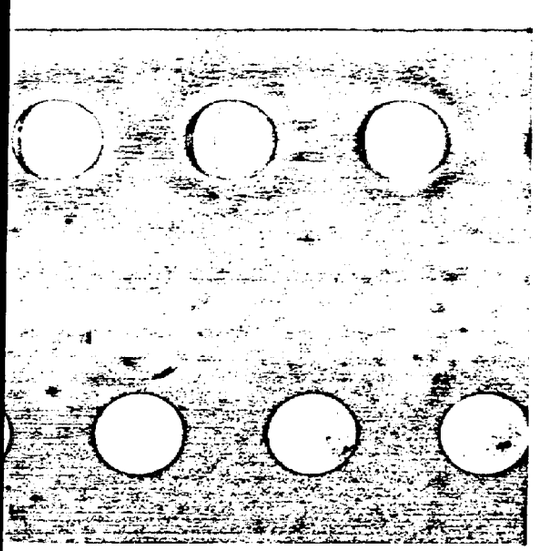
JSP:WEH:rcw

xc: Al Laney, Revenue Enforcement Supervisor, Memphis Region
Bob Tyree, Revenue Enforcement Supervisor, Nashville Region

Exhibit 2

3051 11/20 01:01 03CHECK 323.66





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

RECEIVED OF _____

FOR _____

BOOK 8844 PAGE 479

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | MAMT 81850.00 |
| | | | | ERR CO |
| | | | | MAMT 81850.00- |
| | | | | CAMT 81850.00 |
| | | | | CON TX 302.66 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 20.00 |
| | | | | TOTAL 323.66 |
| | | | | CHECK 323.66 |
| 01/20/93 | 01 | | | 11:07 0001 8051 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

8459.

IDENTIFT REFERENCE

JAN 20 11 08 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 612795