This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Douglas J. Cramner and E. David Jarrett 100 Saxon Mist Drive Nashville, TN 37217	Same	Map 136-06-0 016.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,000.00 plus the assumption of a first lien mortgage indebtedness in the amount of $50,732.12.

David M Smythe
Affiant

Subscribed and sworn to before me, this 1st day of April, 1993.

Elizabeth M. Amos
Notary Public

My Commission Expires: 3/25/95

WHEREAS, by Deed of Trust dated August 30, 1985, and recorded in Book 6664, Page 215, Register's office for Davidson County, Tennessee, Carl V. Sanders and wife, Demetra N. Sanders, conveyed to Barry W. Bedford, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 8868, Page 215, said Register's office; 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 of said beneficiary, the said property was 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 31st day of March, 1993, at 11:30 o'clock A.M. at the south front door of the Davidson County Courthouse, Nashville, 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, Douglas J. Cramner and E. David Jarrett, as joint tenants, being the highest and best bidders became the purchasers of said property at and for the sum of Twenty-Seven Thousand Dollars ($27,000.00) as well as the assumption of a first mortgage indebtedness owed for the property of record in Book 5422, Page 65,

said Register's office, in the amount of $50,732.12 as of the date of sale.

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Douglas J. Cramner and E. David Jarrett, as joint tenants, the following real estate:

> BEING Lot No. 289 on the Plat of Priest Lake Park, Section 5, of record in Book 4460, pages 174, 175 & 176, Register's office for Davidson County, Tennessee.
>
> BEGINNING at a point in the South margin of Saxon Mist Drive at the common corners of Lots Nos. 228 and 289; thence leaving said Drive and with the line between said lots in a southerly direction 137.86 feet to a concrete monument; thence in a westerly direction 154.07 feet to a concrete monument in the easterly margin of Priest Lake Drive; thence in a northerly direction with said Drive 116.66 feet to a concrete monument in the beginning of a curve to the right, having a radius of 25.0 feet; thence around said curve a distance of 40.30 feet to a concrete monument in the southerly margin of Saxon Mist Drive; thence with said drive in an easterly direction 96.79 feet to the point of beginning.
>
> BEING the same property conveyed to Carl V. Sanders and wife, Demetra N.Sanders, by deed from Thomas B. King and wife, Ruby N. King, of record in Book 5422, page 62, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead exemption in and equitable and statutory redemption of the property and all right of dower and curtsey in the property and all other rights and exemptions of every kind in the makers of said deed of trust and all persons claiming through and under said makers, except for those certain redemption rights held by the Department of Treasury -- Internal Revenue Service by reason of a tax lien of record in Book 8695, Page 647, said Register's office and also the right of redemption held by the Tennessee Department of Revenue -- Tax Enforcement Division, by reason of a tax lien of record in Book 8649, Page 746, said Register's office. Undersigned gave proper notice as required by law to both of these taxing authorities. Copies of the Notices to the respective taxing authorities are attached hereto and made an exhibit hereof.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Douglas J. Cramner and E. David Jarrett, as joint tenants, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to the condition, location or set back of improvements on the property if any. This property is subject to that deed of trust and redemption rights for junior tax liens as set forth herein as well as any easements or restrictions which may be of record and applicable to the property as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 1st day of April, 1993.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 1st day of April, 1992.

Elizabeth M. Amos
Notary Public

My Commission Expires: 3/25/95.

COPY

DAVID M. SMYTHE
Attorney at Law
SECOND FLOOR PILCHER BUILDING
144 SECOND AVENUE NORTH
Nashville, Tennessee 37201

FAX NUMBER
244-8231
AREA CODE 615

TELEPHONE
255-4849
AREA CODE 615

February 24, 1993

**VIA REGULAR AND CERTIFIED MAIL --
RETURN RECEIPT REQUESTED**

District Director
Internal Revenue Service
c/o Mike Zorn
Special Procedures Staff
P. O. Box 1107
Nashville, TN 37202

RE: Carl V. Sanders and wife, Demetra N. Sanders/Substitute Trustee's Notice of Sale/100 Saxon Mist Drive, Nashville, Tennessee 37217

Dear Mr. Zorn:

Pursuant to 26 U.S.C. §7425, I am hereby giving notice on behalf of First American National Bank of a foreclosure sale of property in which the United States claims a lien.

I am enclosing herewith copies of the following documents:

1. Substitute Trustee's Notice of Sale with regard to certain property owned by Carl V. Sanders et ux at 100 Saxon Mist Drive, Nashville, Tennessee 37217 in which First American National Bank has a second mortgage deed of trust of record Book 6664, page 215, Register's Office for Davidson County, Tennessee;

2. Copy of one (1) Notice of Federal Tax Lien under Internal Revenue Laws found of record in Book 8695, page 647, Register's Office for Davidson County, Tennessee.

As indicated by the Notice of Sale, the Sanders are now in default under the terms and provisions of a promissory note and deed of trust to First American National Bank and the bank intends to foreclose the real property described in the deed of trust and Notice of Sale on March 31, 1993 at 11:30 a.m., free from all equitable or statutory rights of redemption in the property.

There is due and owing under the terms and provisions of the above a sum in excess of $40,113.25, plus interest as well as all legal expenses and costs incurred in connection with the aforesaid Substitute Trustee's Notice of Sale.

I have enclosed a copy of this letter which I would appreciate your stamping the date of receipt upon and returning it in the enclosed stamped envelope. If you require any further clarification of this Notice of Sale, please advise me. I look forward to hearing from you at your convenience. I remain

Sincerely,

David Murray Smythe

DMS:ba
Enclosure
cc: First American National Bank

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

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fee.
1. ☐ Show to whom delivered, date, and addressee's address. (Extra charge) 2. ☐ Restricted Delivery (Extra charge)

3. Article Addressed to:
District Director
Internal Revenue Service
c/o Mike Zorn
Special Procedures Staff
P. O. Box 1107

4. Article Number
P 169 370 944

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☒ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee

6. Signature — Agent

7. Date of Delivery 2-26-93

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

PS Form 3811, Apr. 1989 DOMESTIC RETURN R

COPY

DAVID M. SMYTHE
Attorney at Law
SECOND FLOOR PILCHER BUILDING
144 SECOND AVENUE NORTH
Nashville, Tennessee 37201

FAX NUMBER
244-8231
AREA CODE 615

TELEPHONE
255-4849
AREA CODE 615

February 24, 1993

**VIA REGULAR AND CERTIFIED MAIL --
RETURN RECEIPT REQUESTED**

Tennessee Department of Revenue
Tax Enforcement Division
Special Procedures Section
Nashville, TN 37242-0002

Attn: Wilbur E. Hooks

RE: Carl V. Sanders and wife, Demetra N. Sanders/Substitute Trustee's Notice of Sale/100 Saxon Mist Drive, Nashville, Tennessee 37217

Dear Mr. Hooks:

Pursuant to the provisions Tenn. Code Ann. §67-1-1401 et seq, I am hereby giving notice on behalf of First American National Bank of a foreclosure sale of property in which the State of Tennessee Department of Revenue -- Tax Enforcement Division claims a lien.

I am enclosing herewith copies of the following documents:

1. Substitute Trustee's Notice of Sale with regard to certain property owned by Carl V. Sanders et ux at 100 Saxon Mist Drive, Nashville, Tennessee 37217 in which First American National Bank has a second mortgage deed of trust of record Book 6664, page 215, Register's Office for Davidson County, Tennessee;

2. Copy of one (1) Notice of State Tax Lien of record in Book 8649, page 746, Register's Office for Davidson County, Tennessee.

As indicated by the Notice of Sale, the Sanders are now in default under the terms and provisions of a promissory note and deed of trust to First American National Bank and the bank intends to foreclose the real property described in the deed of trust and Notice of Sale on March 31, 1993 at 11:30 a.m., free from all equitable or statutory rights of redemption in the property.

There is due and owing under the terms and provisions of the above a sum in excess of $40,113.25, plus interest as well as all legal expenses and costs incurred in connection with the aforesaid Substitute Trustee's Notice of Sale.

I have enclosed a copy of this letter which I would appreciate your stamping the date of receipt upon and returning it in the enclosed stamped envelope. If you require any further clarification of this Notice of Sale, please advise me. I look forward to hearing from you at your convenience. I remain

Sincerely,

David Murray Smythe

DMS:ba
Enclosure
cc: First American National Bank

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fee.
1. ☐ Show to whom, delivered, date, and addressee's address. 2. ☐ Restricted Delivery (Extra charge)
3. Article Addressed to: Tennessee Department of Revenue, Tax Enforcement Division, Special Procedures Section, Nashville, TN 37242-0002
4. Article Number P 169 370 943
Type of Service: ☐ Registered ☐ Insured ☐ Certified ☐ COD ☐ Express Mail ☒ Return Receipt for Merchandise
Always obtain signature of addressee or agent and DATE DELIVERED.
5. Signature — Addressee: Dorie Anderson
6. Signature — Agent
7. Date of Delivery: FEB 25 1993
8. Addressee's Address (ONLY if requested and fee paid)
PS Form 3811, Apr. 1989 DOMESTIC RETURN RE

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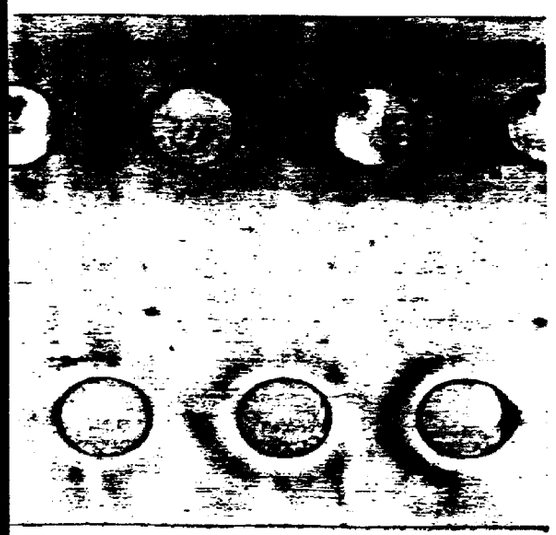
IDENTIFICATION REFERENCE

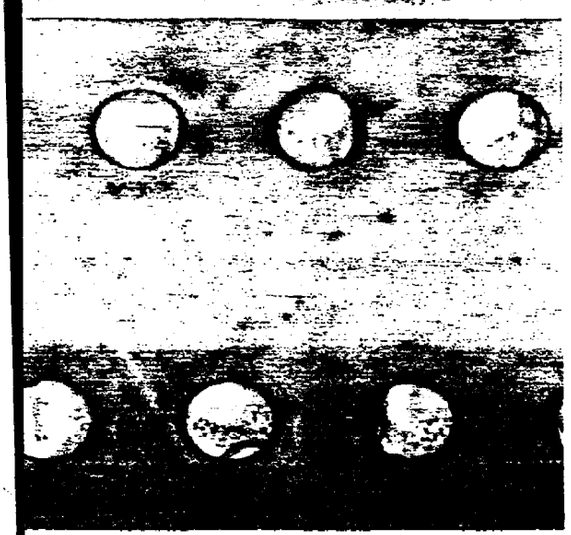
APR 1 1 16 PM '93
DAVIDSON COUNTY, TN
DEED & CHECK

MAIL ENV.

120-60

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





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

RECEIVED OF _____

FOR _____

BOOK 8903 PAGE 535

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 27000.00
				CON TX 99.90
				PRFEE 1.00
				WDEED 20.00
				TOTAL 120.90
				CHECK 120.90
			04/01/93 01	13:15 0001 0891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05511:

IDENTIFICATION REFERENCE

APR 1 1 16 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.635706