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

BOOK 8982 PAGE 60

NAME: Joe P. Binkley, Sr. and Donna T. Binkley
S&K#: 93-0132
LOAN#: 430809-4

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 26, 1989, recorded in Book 7852, Page 218, Register's Office of Davidson County, Tennessee, Joe P. Binkley, Sr. and wife, Donna T. Binkley, conveyed to Attorney's Title Company, Inc., 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 8893, Page 1 and re-recorded in Book 8904, Page 807, 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, JUNE 9, 1993**, 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 Metropolitan Federal Savings & Loan Association, whose address is P.O. Box 19749, Greensboro, NC 27419-9749, at and for the sum of $216,750.00, 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 Federal Savings & Loan Association, 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 Metropolitan Federal Savings & Loan Association, 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:

Described property in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Tract I: Lot No. 1 on the Plan of Stewart Hills Subdivision, of record in Book 5800, page 121, said Register's Office to which reference is hereby made for a more complete description.

Tract II: Land in Davidson County, Tennessee beginning at a point in the northerly margin of Stewarts Ferry Road, said point being 669.90 feet, more or less, east of the intersection of said road and Old Hickory Boulevard, and also being the southeast corner of

the property of Jerry Luper, as of Record in Book 4948, page 523, Register's Office for Davidson County, Tennessee; and leaving said road and running with a fence North 9 deg. 22 min. 20 sec. East 514.25 feet to the southwest corner of the property of Johnny L. and Janice M. Henley, of Record in book 5972, page 170; thence north 79 deg. 17 min. 55 sec. West 362.34 feet to a point in the southwest corner of the property of Jerry F. and Marie Tickle, of Record in Book 6117, page 865; thence North 74 deg. 43 min. 7 sec. West 379.84 feet to a point in the westerly margin of the property of Mrs. Daisy Bass Groom, of Record in Book 4199, page 441; thence South 9 deg. 25 min. 15 sec. West 756.25 feet to a point in the northerly margin of Stewarts Ferry Road; thence running with said margin North 71 deg. 59 min. West 82.93 feet to a point; thence continuing with the said margin North 7 deg. 49 min. radius 3096.09, T equals 211.52, 422.39 feet to a point in said margin; thence continuing with the said margin North 63 deg. 32 min. 59 sec. West 253 feet to the point of beginning.

Tract III: Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Stewart Hills Subdvision of record in Book 5800, page 121, said Register's Office, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Book 7852, Page 218, 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 7852, Page 218, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7852, Page 211, as to Tract III, and in Book 7852, Page 214, as to Tract I & II, 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 Metropolitan Federal Savings & Loan Association, 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 the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 11th day of June, 1993, 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
STATE OF TENNESSEE
My Commission Expires 8-26-96

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 1335-1443 Stewarts Ferry Pike, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Resolution Trust Corporation as Receiver for Federal Savings & Loan Association
P.O. Box 19749
Greensboro, NC 27419-9749

S & K #:93-0132

Map & Parcel - Tract II - 109-140
Tract I - 109-220
Tract III - 109-221

3037.2

IDENTIFICATION REFERENCE

JUN 15 1 21 PM '93

CARL Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

7607 06/15 0101 03CHECK 24.00

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

April 14, 1993

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 887 284

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 Joe P. Binkley, Sr. and wife, Donna T. Binkley to Attorney's Title Company, Inc., Trustee, dated May 26, 1989, recorded in the Register's Office of Davidson County, Tennessee, in Book 7852, Page 218, has been requested by the noteholder, Resolution Trust Corporation as Receiver for Federal Savings & Loan Association, 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 Lien recorded in Book 8711, Page 165.

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 the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Tract I: Lot No. 1 on the Plan of Stewart Hills Subdivision, of record in Book 5800, page 121, said Register's Office to which reference is hereby made for a more complete description.

Tract II: Land in Davidson County, Tennessee beginning at a point in the northerly margin of Stewarts Ferry Road, said point being 669.90 feet, more or less, east of the intersection of said road and Old Hickory Boulevard, and also being the southeast corner of the property of Jerry Luper, as of Record in Book 4948, page 523, Register's Office for Davidson County, Tennessee; and leaving said road and running with a fence North 9 deg. 22 min. 20 sec. East 514.25 feet to the southwest corner of the property of Johnny L. and Janice M. Henley, of Record in book 5972, page 170; thence north 79 deg. 17 min. 55 sec. West 362.34 feet to a point in the southwest corner of the property of Jere S. and Marie Tickle, of Record in Book 6117, page 865; thence North 74 deg. 43 min. 7 sec. West 379.84 feet to a point in the westerly margin of the property of Mrs. Daisy Bass Groom, of Record in Book 4199, page 441; thence South 9 deg. 24 min. 15 sec. West 756.25 feet to a point in the northerly margin of Stewarts Ferry Road; thence running with said margin North 71 deg. 59 min. West 82.93 feet to a point; thence continuing with the said margin North 7 deg. 49 min. radius 3096.09, T equals 211.52, 422.39 feet to a point in said margin; thence continuing with the said margin North 63 deg. 32 min. 59 sec. West 253 feet to the point of beginning.

Tract III: Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Stewart Hills Subdvision of record in Book 5800, page 121, said Register's Office, to which plan reference is hereby made for a more complete description.

(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 June 9, 1993, 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	$ 200,980.89
Interest from 8/91/6/92	$ 34,196.40
Late charges	$ 3,533.95
Attorney fees	$ 500.00
Advertisement	$ 500.00
Recording charges	$ 24.00
State tax	$ 791.13
TOTAL	$ 240,526.37

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

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH

Joe M. Kirsch
Enclosures
cc: Wendover Funding, Inc.

P 457 887 284

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

Sent to IRS	
Street and No.	
P.O., State and ZIP Code	
Postage	$
Certified Fee	1
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	3 00
Postmark or Date	4-14-93

PS Form 3800, June 1985

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 will show to whom the article was delivered and the date delivered.

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
IRS
P.O. Box 1107
Nashville, TN 37202

4a. Article Number
P 457 887 284

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

7. Date of Delivery
APR 16 1993

5. Signature (Addressee)

6. Signature (Agent)

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

Thank you for using Return Receipt Service.

PS Form 3811, December 1991 DOMESTIC RETURN RECEIPT