Tennessee VA
59-8179

John Liverman
SunTrust #309047
VA #370 134

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 4, 1988, and recorded in Book 7700, Page 215, in the Register's Office of Davidson County, Tennessee, John R. Liverman and wife, Yvonne Liverman, conveyed to Warren H. Wild, Jr. 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 8409,Page 254 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 September 14, 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 SunTrust Mortgage, Inc., a corporation, whose address is P.O. Box 100100, Atlanta, Georgia 30348 at and for the sum of Seventy-Eight Thousand Nine Hundred Two and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said SunTrust Mortgage, Inc. 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 SunTrust Mortgage, Inc. 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 Number 45 on the Plan of Phase I, Claymille Station, of record in Plat Book 6900 at pages 322 and 323, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

John R. Liverman and Yvonne Liverman obtained title to the above referenced real estate by Deed of record in Book 7700, Page 212, Register's Office of Davidson County, Tennessee.

62733
IDENTIFICATION REFERENCE

93 SEP 14 PM 1:0[illegible]
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

[illegible] 09/7[illegible]
[illegible] 15.00

Subject to any unpaid taxes.

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

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	400.00
Credit on Note	78,259.10
	$78,902.00

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 September 14, 1993 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 14, 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, 1996

NO TAX

PROPERTY ADDRESS
537 Mill Station Drive,
Nashville, Tennessee 37207

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

August 17, 1993

BOOK 9079 PAGE 897

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 # 629043326; Serial #OB 83-1362
John Liverman
537 Mill Station Drive
Nashville, TN 37207
SunTrust #309047
VA #370 134

Dear Sir:

We represent SunTrust Mortgage, Inc. 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 7700, Page 215, 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 September 14, 1993 at 12:30 p.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 $87,890.04, plus interest at the rate of 10.0% per annum from September 1991 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 8271, Page 69 and Book 6114, Page 854, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:sk
cc: SunTrust Mortgage, Inc.
VA

Internal Revenue Service

District Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-4395
Date:
August 25, 1993

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

BOOK 9079 PAGE 898

Re: Notice of Sale
Taxpayer: LIVERMAN, JOHN L.
Property Address: 537 MILL STATION DRIVE
NASHVILLE, TN 37207

Dear Mr. Weiss:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated August 17, 1993 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