Tennessee
72-16-183.1150A 34895

Charles Townsend
NBMC #326666-5
Conventional

BOOK 9094 PAGE 646

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 31, 1990, and recorded in Book 8165, Page 502 in the Register's Office of Davidson County, Tennessee, Charles L. Townsend, Sr. and wife, Hattie H. Townsend, conveyed to Nan M. Sexton and Evelyn Z. Binkley, 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 9041, Page 904 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 September 28, 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 NationsBanc Mortgage Corporation, a corporation whose address is P.O. Box 353, Louisville, Kentucky 40201 being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy-Five Thousand and 00/100 Dollars; 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 NationsBanc Mortgage 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 NationsBanc Mortgage Corporation, its 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 part of Lot No. 38 on the Plan of Rosebank Subdivision, as of record in Book 547, Page 48, Register's Office for Davidson County, Tennessee, and the East 20 feet of the North 200 feet of Preston Avenue that was closed by an instrument of record in Book 1583, Page 461, Register's Office for Davidson County, Tennessee, and described as the H. Grizzard tract shown on the Plan of Part Two, Porter Heights, as of record in Book 1424, Page 79, said Register's Office, and described as follows:

BEGINNING at a concrete monument on the south side of Porter Road at the northeast corner of Lot No. 1 on the Plan of Part III, Porter Heights, as of record in Book 1424, Page 72, said Register's Office; thence, easterly along Porter Road, 230 feet to a concrete monument at the intersection of said Road and Wayne Drive; thence, along Wayne Drive, southerly 200.09 feet to the northeast corner of Lot No. 58 in Part II, Porter Heights; thence, westerly along the north line of Lots Nos. 58 and 75, 230 feet to the southeast corner of Lot No. 1, Porter Heights, Part III; thence, northerly along the east line of Lot No. 1, 200.09 feet to the beginning.

Charles L. Townsend, Sr. and Hattie H. Townsend obtained title to the above referenced real estate by Deed of record in Book 8165, Page 499, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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

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 NationsBanc Mortgage 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.

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	500.00
Credit on Note	74,257.10
	$75,000.00

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 28, 1993 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 28, 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:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2004 Porter Road,
Nashville, TN 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, KY 40201

Mortgagee: None

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

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 1993

Notary Public

My Commission Expires March 20, 1995

93 SEP 28 PM 1:49
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

67711
IDENTIF. & REFERENCE

Internal Revenue Servic

District
Director

Departmer of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 9094 PAGE 648

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-7666
Date:
September 3, 1993

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

Re: Notice of Sale
Taxpayer: TOWNSEND, CHARLES
Property Address 2004 PORTER ROAD
NASHVILLE, TN 37206

Dear Mr. Weiss:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated August 27, 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

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

BOOK 9094 PAGE 649

August 27, 1993

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 # 75727; Serial #628907270
Serial #629215161
Charles Townsend
2004 Porter Road
Nashville, TN 37206
NBMC #326666-5
Conventional

0575 09/28 0101 03CHECK 294.50

Dear Sir:

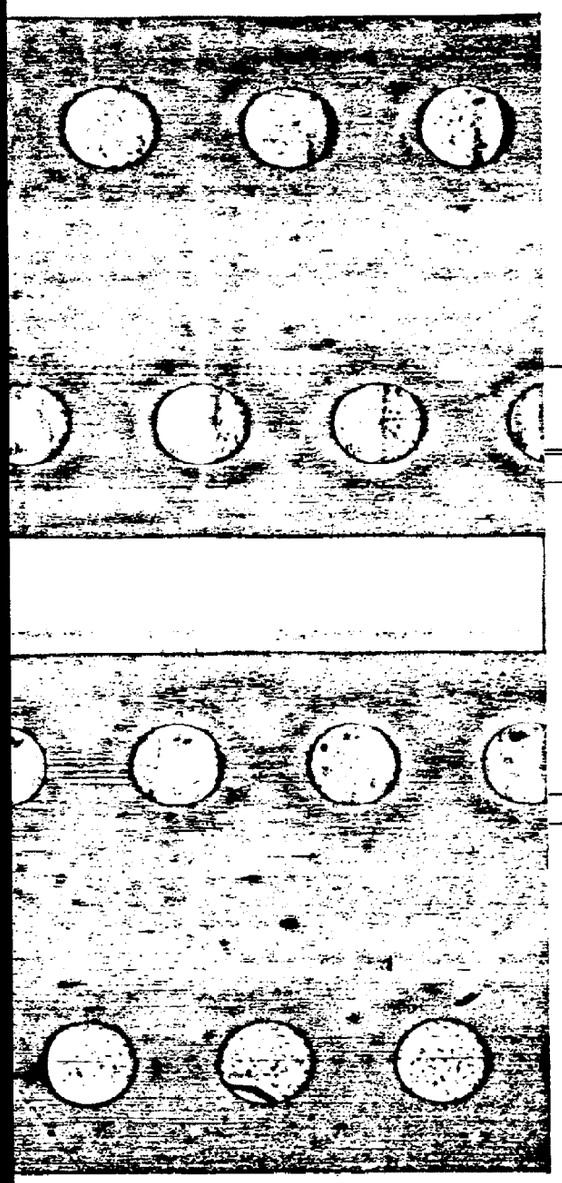
We represent NationsBanc Mortgage Corporation the owner and holder of a first deed of trust covering the property municipally described in the above caption. A xerox copy of the instrument which, as you will notice, is of record in Book 8165, Page 502, Davidson County Register's Office, is enclosed. 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 28, 1993 at 1:15 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 $79,828.30, plus interest at the rate of 9.75% per annum from April 1, 1992 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 7699, Page 821; Book 7847, Page 217 and Book 8722, Page 366, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:sk



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

RECEIVED OF _____

FOR _____

BOOK 9094 PAGE 650

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	16.00
TOTAL	294.50
CHECK	294.50

09/28/93 01 13:52 0001 0575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67711
IDENTIF. & REFERENCE

93 SEP 28 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 702938