83-1-254.1/270 19450

Tennessee

John Walker
UPNB #235456-1
Conventional

BOOK 9175 PAGE 794

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 23, 1985, and recorded in Book 6646, Page 383 in the Register's Office of Davidson County, Tennessee, John J. Walker and wife, Lynne R. Walker, conveyed to Vaden Lackey, 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 9123, Page 325 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 December 1, 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 Tennessee Housing Development Agency, a corporation whose address is 700 Landmark Center, 401 Church Street, Nashville, Tennessee 37219 being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty-One Thousand One Hundred Forty-Five and 04/100 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 Tennessee Housing Development Agency 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 Tennessee Housing Development Agency, 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:

Land in Davidson County, Tennessee, being a part of Lot No. 6 on the Plan of Division of the real estate of Jno. Hobson, deceased, as of record in Minute Book "L", Page 363, Circuit Court for Davidson County, Tennessee.

Said lot fronts 50 feet on the southerly side of Petway Avenue and runs back between parallel lines 150 feet to a line in the rear which measures 50 feet thereon.

John J. Walker and Lynne R. Walker obtained title to the above referenced real estate by Deed of record in Book 6646, Page 380, Register's Office of Davidson County, Tennessee.

This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
MEMPHIS, TN 38103-1991

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.

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 Tennessee Housing Development Agency, 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	30,402.14
	$31,145.04

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 December 1, 1993 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On December 1, 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 March 28, 1995

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
918 Petway Avenue,
Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Union Planters National Bank
P.O. Box 3137
Memphis, TN 38173

Mortgagee: None

Mail TO:

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 $ 31,145.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 1993

Notary Public

MY COMMISSION EXPIRES My Commission Expires March 28 1995

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

BOOK 9175 PAGE 796

November 16, 1993

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

RE: FORECLOSURE SALE OF PROPERTY OWNED BY
John Walker
Account Number: 2-621387256-001-9

Dear Mr. Weiss:

This is in response to your letter dated October 29, 1993 concerning a foreclosure sale of property owned by John Walker.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but the Tennessee Department of Revenue does not have any liens filed against John Walker.

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
Administrative Assistant
Special Procedures Section

JSP:WEH:mab

93 DEC -6 AM 8:58
FELIA A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

93173
IDENTIF. # REFERENCE

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

October 29, 1993

BOOK 9175 PAGE 797

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
John Walker
918 Petway Avenue
Nashville, TN 37206
UPNB #235456-1
Conventional

Gentlemen:

We represent Tennessee Housing Development Agency c/o Union Planters National Bank, the holder of a Promissory Note executed by John J. Walker and wife, Lynne R. Walker, dated August 23, 1985 in the original amount of $29,500.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 6646, Page 383, 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 Wednesday, December 1, 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 Union Planters National Bank.

2. A copy of the lien filed by the State of Tennessee of record in Book 8235, Page 392, Register's Office of Davidson County, Tennessee, is attached.

LAW OFFICES OF
ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS, TENN. 38103-1991

TELEPHONE (901) 526-8296
TELECOPIER (901) 526-3061

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

3. The street address of the property affected by this notice is 918 Petway Avenue, Nashville, Davidson County, Tennessee, said property being more particularly described as:

Land in Davidson County, Tennessee, being a part of Lot No. 6 on the Plan of Division of the real estate of Jno. Hobson, deceased, as of record in Minute Book "L", Page 363, Circuit Court for Davidson County, Tennessee.

Said lot fronts 50 feet on the southerly side of Petway Avenue and runs back between parallel lines 150 feet to a line in the rear which measures 50 feet thereon.

4. The real property herein described will be sold at public auction for cash on Wednesday, December 1, 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 $27,690.90 as of October 29 with accrued interest at the rate of 9.95% per annum from May 1, 1993 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:ss
Enclosure

0112 12/06 0101 03CHECK
20.00