Tennessee

R. Steve Williams
LF #323260-0
Conventional

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 19, 1988, and recorded in Book 7452, Page 667 in the Register's Office of Davidson County, Tennessee, R. Steve Williams and wife, Nanci Williams, conveyed to Leader Enterprises, Inc., 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 9165, Page 718 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 January 11, 1994, 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 Leader Federal Bank for Savings, a corporation whose address is P.O. Box 1860, Memphis, Tennesee 38101-1860 being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Thirty Thousand Three Hundred Sixty-Eight and 93/100 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 Leader Federal Bank for Savings 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 Leader Federal Bank for Savings, 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 Lot No. 30 on the Plan of West Meade Highlands, Section 1, of record in Book 3700, Pages 69 & 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

R. Steve Williams and Nanci Williams obtained title to the above referenced real estate by Deed of record in Book 7452, Page 674, 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 Leader Federal Bank for Savings, 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	129,626.03
	$130,368.93

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 January 11, 1994 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 11, 1994 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, 1995

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
808 Highland Park Ct.,
Nashville, Tennessee 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Leader Federal Bank for Savings
P.O. Box 1860
Memphis, TN 38101-1860

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
$ 130,368.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 1994

Notary Public

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

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

December 14, 1993

BOOK 9217 PAGE 599

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
R. Steve Williams
808 Highland Park Ct.
Nashville, TN 37215
LF #323260-0
Conventional

Gentlemen:

We represent Leader Federal Bank for Savings, the holder of a Promissory Note executed by R. Steve Williams and wife, Nanci Williams, dated January 19, 1988 in the original amount of $127,300.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 7452, Page 667, 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 Tuesday, January 11, 1994.

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 Leader Federal Bank for Savings.

2. A copy of the lien filed by the State of Tennessee of record in Book 8392, Page 263, Register's Office of Davidson County, Tennessee, is attached.

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

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

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

3. The street address of the property affected by this notice is 808 Highland Park Ct., Nashville, Davidson County, Tennessee, said property being more particularly described as:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of West Meade Highlands, Section 1, of record in Book 3700, Pages 69 & 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

4. The real property herein described will be sold at public auction for cash on Tuesday, January 11, 1994 commencing at 12:30 p.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 $121,952.19 as of December 14, 1993 with accrued interest at the rate of $8.25% 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 $908.00.

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

BOOK 9217 PAGE 592

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:

Commissioner of Revenue
State of Tennessee
[illegible] 1320 Nineteenth Street
Nashville, TN 37242

4a. Article Number P 844 823 357

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

5. Signature (Addressee)

6. Signature (Agent) [illegible]

7. Date of Delivery 12-17-93

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

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1991 USGPO 1992-307-530 DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

P 844 823 357

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to	[illegible]
Street and No.	[illegible]
P.O., State and ZIP Code	[illegible]
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$
Postmark or Date	

PS Form 3800, JUNE 1991

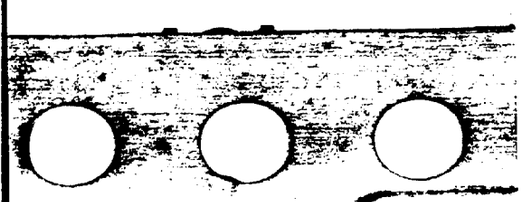
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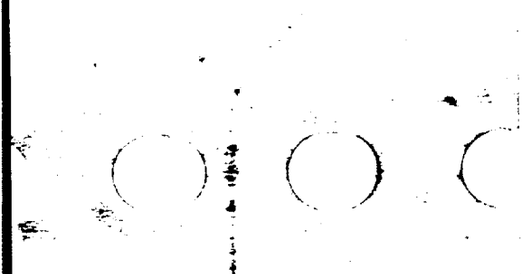
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

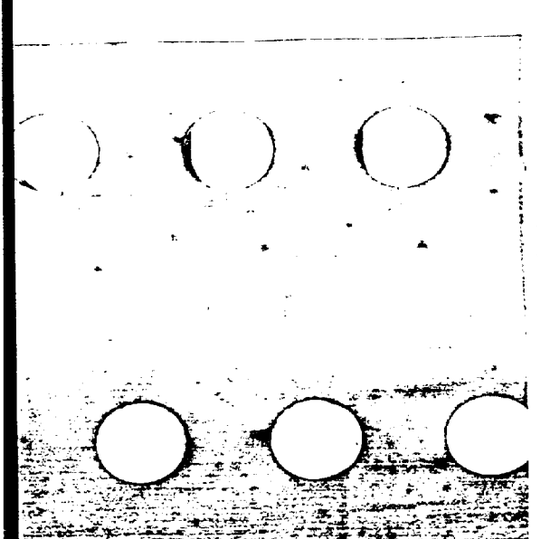
06587
IDENTIFICATION REFERENCE

01:2N 11 NUL 94

FEE AMOUNT $ 10.00
DAVIDSON COUNTY, TENN.







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

RECEIVED OF _____

FOR _____

BOOK 9217 PAGE 593

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
			CAM1	
				130368.93
			CON TX	482.48
			PRFEE	1.00
			WDEED	20.00
			TOTAL	503.48
			CHECK	503.48
01/11/94	01	12:39	0001	8546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06587 IDENTIF. & REFERENCE

94 JAN 11 PM 12:10 REGISTER FELIX Z. WILSON, II DAVIDSON COUNTY, TN.

No. 744551