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

BOOK 9228 PAGE 87

TENNESSEE

NAME: Dillard E. Hunter and Sheron Hunter
S&K#: 93-0602
LOAN#: 106476-5

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 5, 1985, recorded in Book 6528, Page 996 and re-recorded in Book 6560, Page 806, Register's Office of Davidson County, Tennessee, Dillard E. Hunter and wife, Sheron Hunter, conveyed to Charles W. Bone, 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 8993, Page 232, 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, JANUARY 5, 1994**, 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 EMC Mortgage Corporation, whose address is EMC Mortgage Corporation, 511 John Carpenter Frwy., 5th Flr., P. O. Box 141358, Irving, Texas 75014-1358, at and for the sum of $20,119.60, 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 EMC Mortgage Corporation, 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 EMC Mortgage Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee, being Lot No. 128 on the unrecorded Map of Anderson Estate, Section One, being a subdivision of Tract 1 and 13 of said Anderson Estates, of record in Book 1130, page 37, Register's Office for said County and being more particularly described as follows:

Beginning at a point in the westerly margin of McArthur Drive at the corner of Lots 126 and 128; thence with the line between said lots westerly 150 feet to a point; thence northerly 50 feet to the corner of lots 128 and 129; thence with the line between said lots easterly 150 feet to the west margin of McArthur Drive; thence with the margin of the same, southerly 50 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 6528, Page 996 and re-recorded in Book 6560, Page 806, 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 6528, Page 996 and re-recorded in Book 6560, Page 806, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Quit Claim Deed, recorded in Book 6528, Page 994 , Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

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.

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 EMC Mortgage Corporation, 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 5th day of January, 1994, 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 on the date written above.

Notary Public
My Commission Expires 11-24-97

BEVERLY M. METER NOTARY PUBLIC AT LARGE SHELBY CO., TN

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $20,119.60 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above

Notary Public
My Commission Expires 11-24-97

BEVERLY M. METER NOTARY PUBLIC AT LARGE SHELBY CO., TN

PROPERTY ADDRESS: 306 McArthur Drive, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
EMC Mortgage Corporation
511 John Carpenter Frwy., 5th Flr.
P. O. Box 141358
Irving, Texas 75014-1358

S & K # 93-0602

Map & Parcel - 43-7-22

10394
IDENTIF. & REFERENCE

94 JAN 24 PM 3:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

November 18, 1993

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 196 679 520

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 Dillard E. Hunter and wife, Sheron Hunter to Charles W. Bone, Trustee, dated April 5, 1985, recorded in the Register's Office of Davidson County, Tennessee, Book 6560, Page 806, has been requested by the noteholder, EMC Mortgage Corporation, 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 Liens recorded in Book 8323, Page 753; Book 8382, Page 481, Book 8261, Page 324 and Book 8262, Page 657.

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 Davidson County, Tennessee, being Lot No. 128 on the unrecorded Map of Anderson Estate, Section One, being a subdivision of Tract 1 and 13 of said Anderson Estates, of record in Book 1130, page 37, Register's Office for said County and being more particularly described as follows:

Beginning at a point in the westerly margin of McArthur Drive at the corner of Lots 126 and 128; thence with the line between said lots westerly 150 feet to a point; thence northerly 50 feet to the corner of lots 128 and 129; thence with the line between said lots easterly 150 feet to the west margin of McArthur Drive; thence with the margin of the same, southerly 50 feet to the point of beginning.

(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 Wednesday, January 5, 1994, 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	$ 12,152.82
Interest from 4/91-1/94	$ 4,406.40
Late charges	$ 0.00
Attorney fees	$ 500.00
Advertisement	$ 234.90
Recording charges	$ 24.00
State tax	$ 57.14
TOTAL	$ 17,375.26

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: EMC Mortgage Corporation

P 196 679 520
Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

1-5.94

Sent to HUD	
Street and No. PO Box 1107	
P.O. State and ZIP Code Nashville, 37202	
Postage 3.00	$ .75
Certified Fee 1-5-94	1.00
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom and Date Delivered	1.00
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage and Fees	$ 2.75
Postmark or Date	

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 HUD PO Box 1107 Nashville, Tn 37202

4a. Article Number P 196 679 520

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

5. Signature (Addressee)

6. Signature (Agent)

7. Date of Delivery JAN 24 1994

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 *U.S. GPO: 1992—323-402 DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

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

2704 01/24 0101 03CHECK 95.37

[redacted]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

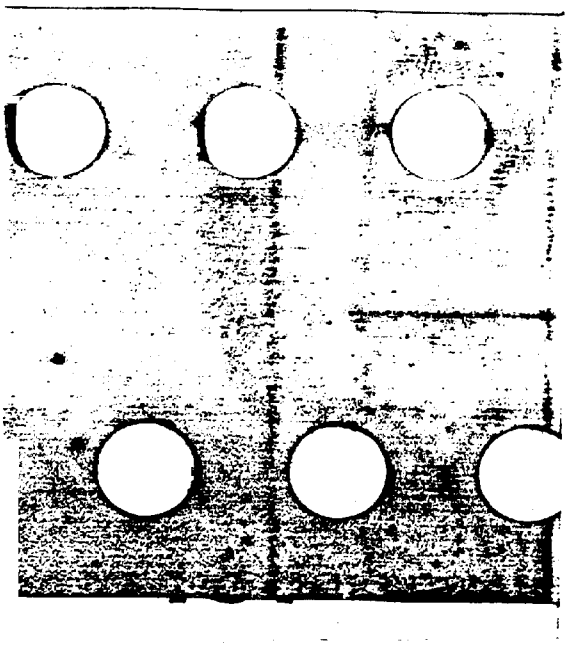
RECEIVED OF _____

FOR _____

BOOK 9228 PAGE 92

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	20179.60
			CON TX	74.37
			PRFEE	1.00
			WDEED	20.00
			TOTAL	95.37
			CHECK	95.37
01/24/94	01	15:14 0001		2704



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10394
IDENTIF. & REFERENCE

94 JAN 24 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 748658