Tennessee VA

Mark Why
GMAC #31-0714175
VA #347 066

95-7-44 0302 05250

BOOK 9285 PAGE 856

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 26, 1985, and recorded in Book 6904, Page 74, in the Register's Office of Davidson County, Tennessee, Greggory C. Nelson and Lynne M. Nelson, husband and wife, conveyed to Chicago Title Insurance Co. 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 9213, Page 15 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 March 22, 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 time the said property was struck off and sold to GMAC Mortgage Corporation of Iowa, a corporation, whose address is P.O. Box 780, Waterloo, Iowa 50704 at and for the sum of Seventy Thousand Five Hundred Ninety-Seven and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said GMAC Mortgage Corporation of Iowa 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 GMAC Mortgage Corporation of Iowa 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:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 179 on the Plan of Merry Oaks Subdivision, of record in Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee, being described as follows:

Said Lot No. 179 is described as beginning at a point in the southwesterly margin of Blue Hills Drive, the common corner of Lots 178 and 179; thence with the line between said lots southwesterly 159.5 feet to a point in the northerly line of Lot 181; thence with the line between Lots 179 and 181, southeasterly 113 feet to a concrete monument at the common corner of said lots and Lot 180; thence with the line between 179 and 180, northeasterly 113 feet to the southwesterly margin of Blue Hills Drive; thence with the margin of said Drive, northwesterly passing a concrete monument at 119 feet, in all 139 feet to the beginning.

Mark G. Why and Susan A. Why obtained title to the above referenced real estate by Deed of record in Book 7893, Page 775, 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 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	69,954.10
	$70,597.00

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 March 22, 1994 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 22, 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 March 28, 1995

My Commission Expires:

NO TAX

PROPERTY ADDRESS
236 Blue Hills Drive,
Nashville, Tennessee 37214

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Veterans Administration
Regional Office
110 9th Avenue South
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

Mail to:

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

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE: (901) 526-6296
TELECOPIER: (901) 526-3061

January 25, 1994

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway, MDP 148
Nashville, Tennessee 37203

BOOK 9285 PAGE 858

ATTN: Chief, Special Procedures Staff

Re: Serial # 629157937
Mark Why
236 Blue Hills Drive
Nashville, TN 37214
GMAC #31-0714175
VA #347 066

Dear Sir:

We represent GMAC Mortgage Corporation of Iowa 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 6904, Page 74, 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 March 2, 1994 at 10:00 a.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 $67,800.94, plus interest at the rate of 9.5% per annum from February 1993 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 8401, Page 71, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:ss
cc: GMAC Mortgage Corporation

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2638
Refer Reply to:
[redacted]-2100
Date:
February 4, 1994

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

BOOK 9285 PAGE 859

Re: Notice of Sale
Taxpayer: WHY, MARK G & SUSAN A.
Property Address: 236 BLUE HILL DRIVE
NASHVILLE, TN 37215

Dear Mr. Weiss:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated January 25, 1994 was filed on time and contains all of the required information.

If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, 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

94 MAR 22 AM 10:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

30325
IDENTIFICATION REFERENCE

4560 03/22 0101 03CHECK 16.00