THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 171155
MEMPHIS, TN 38124-1155

BOOK 9320 PAGE 619

Tennessee VA

Name: Rolando Lizano and Victoria Lizano
S&K#: 94-0052
VA #: LH 352460 TN
Loan#: 820364-8

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 28, 1986, recorded in Book 6969, Page 995, Register's Office of Davidson County, Tennessee, Rosetta Miller Perry and, Ludwald Perry, Wife and Husband conveyed to Chicago Title Insurance Company, 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 9233, Page 941, 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, APRIL 20, 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 American Home Funding, whose address is 2812 Emerywood Parkway, Richmond, Virginia 23294, at and for the sum of $97,247.00, that being the highest and best bid offered; and,

WHEREAS, the said American Home Funding has assigned its interests in the said property to Secretary of Veterans Affairs, an Officer of the United States of America, 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 American Home Funding, 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 Secretary of Veterans Affairs, an Officer of the United States of America, 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:

Described property in Davidson County, Tennessee being Lot No. 167, on the Plan of Enchanted Hills, Section V, as of record in Book 3700, Page 132, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Book 6969, Page 995, 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 6969, Page 995, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8253, Page 448, 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 Secretary of Veterans Affairs, an Officer of the United States of America, his 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 it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set its hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 20th day of April, 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 the day and year above written.

Notary Public

BEVERLY M. METER
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENN.
MY COMM. EXP. 11-24-97

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 4205 Enchanted Court, Nashville, Tennessee 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Veterans Affairs
c/o Director, VA Regional Office
110 9th Avenue, S.
Nashville, TN 37203

S & K File #94-0052

Map & Parcel - 58-15-39

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

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

February 25, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 315 825 359

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 Rosetta Miller Perry and, Ludwald Perry, Wife and Husband to Chicago Title Insurance Company, Trustee, dated August 28, 1986, recorded in the Register's Office of Davidson County, Tennessee, in Book 6969, Page 995, has been requested by the noteholder, American Home Funding, 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 8230, Page 574.

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. 167, on the Plan of Enchanted Hills, Section V, as of record in Book 3700, Page 132, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

42128
IDENTIFICATION REFERENCE
94 APR 22 PM 1:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

(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, April 20, 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	$ 106,673.03
Interest from 7/93-4/94	$ 8,328.00
Late charges	$ 434.80
Attorney fees	$ 400.00
Advertisement	$ 400.00
Recording charges	$ 32.00
State tax	$ 383.68
TOTAL	$ 116,651.51

Please be advised that we don't believe that he ever owned property but are giving notice just in case.

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: American Home Funding

irs.ltr

P 315 825 359 4-20-94
Receipt for Certified Mail 94-0052
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202-1107

Postage	$ .52
Certified Fee	1.00
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.00
TOTAL Postage & Fees	$2.52
Postmark & Date	FEB 28 1994

PS Form 3800, June 1991

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
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202-1107

4a. Article Number P 315 825 359

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

5. Signature (Addressee)

6. Signature (Agent) Bagget

7. Date of Delivery MAR 3 1994

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

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

7373 04/22 0101 03CHECK 16.00

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