THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICE OF SHARPE & KIRSCH
[illegible] TN 38124-1125

BOOK 9365 PAGE 307

Tennessee FHA

Name: Larry Mealer and Marcella Mealer
S&K#: 93-0438
FHA #: 483-1204963-703B
Loan#: 861486

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 31, 1986, recorded in Book 6941, Page 825, Register's Office of Davidson County, Tennessee, Calvin Hall and Cecilia F. Ferguson conveyed to William Gregory, 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 8941, Page 758, 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 sale Deed of Trust by which advertisement the sale was appointed to be held on **WEDNESDAY, MAY 18, 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 Resolution Trust Corporation as Conservator for Standard Federal Savings Association Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank, whose address is P. O. Box 9481, Gaithersburg, MD 20898, at and for the sum of $113,065.07, that being the highest and best bid offered; and,

WHEREAS, the said Resolution Trust Corporation as Conservator for Standard Federal Savings Association Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank has assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., 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 Resolution Trust Corporation as Conservator for Standard Federal Savings Association Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank, 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 Housing and Urban Development, Washington, D.C., 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. 53 on the plan of Edge-O-Lake section 20-A, of record in Book 5200, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed recorded in

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

Book 6941, Page 825, 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 6941, Page 825, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7176, Page 456, 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.

This conveyance is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433 (c) (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 Housing and Urban Development, Washington, D.C., 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 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 19th day of May, 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: 3140 Goodwin Drive, Nashville, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Cumberland Bend Office Center
251 Cumberland Bend Drive
Suite 200
Nashville, Tennessee 37228-1803
ATTENTION: Single Family Property Disposition Branch

S & K File #93-0438 Map and Parcel 136-9-16

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

March 22, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 315 825 588

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 3140 Goodwin Drive, Nashville, TN 37217
Property Owner(s): Larry Mealer and Marcella Mealer
S & K #93-0438

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Standard Federal Savings Association, I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Resolution Trust Corporation as Conservator for Standard Federal Savings Association Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank.

The legal description of the property is:

Described property in Davidson County, Tennessee being Lot No. 53 on the plan of Edge-O-Lake section 20-A, of record in Book 5200, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Your Notice of Tax Lien was filed: Book 8243, Page 207.

County: Davidson
Date: November 26, 1990

and has Account Number: 1-414746595-001-7.

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: May 18, 1994
Time: 10:00 a.m.

56612

IDENTIFICATION REFERENCE

94 JUN -2 PM 12:33

DAVIDSON

The approximate amount of the principal obligation including interest is $96,390.00.

The approximate expenses will be:

Advertisement	$234.90
Attorney fee	$500.00
Recording	$ 28.00

Please advise immediately of any problems or objections. Also, please referenced our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Encl.
cc: Standard Federal Savings Association

P 315 825 588

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

Sent to State of Tenn. Comm. of Revenue	
Nashville, Tn 37242	
93-0438	$ 52
5-18-94	100
	100
	$2 52

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:
State of Tenn.
Comm. of Revenue
Andrew Jackson State
Office Bldg.
Nashville TN 37242

4a. Article Number
P 315 825 588

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

7. Date of Delivery

5. Signature (Addressee)

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

6. Signature (Agent)
MAR 2 8 1994

Is your RETURN ADDRESS completed on the reverse side?

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

LEGIBILITY OF WRITING MEMO
THIS DOCUMENT WAS PRESENTED FOR RECORDING IN
THIS CONDITION AND WAS SO RECEIVED

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

March 22, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 315 825 587

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 Calvin Hall and Cecilia F. Ferguson to William Gregory, Trustee, dated July 31, 1986, recorded in the Register's Office of Davidson County, Tennessee, in Book 6941, Page 825, has been requested by the noteholder, Resolution Trust Corporation as Conservator for Standard Federal Savings Association Transferee of Resolution Trust Corporation as Receiver for Standard Federal Savings Bank, 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 8334, Page 283; Book 9053, Page 325 and Book 9053, Page 323.

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. 53 on the plan of Edge-O-Lake section 20-A, of record in Book 5200, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

(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 May 18, 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	$ 86,440.20
Interest from 4/92-5/94	$ 9,949.80
Late charges	$ 514.78
Attorney fees	$ 400.00
Advertisement	$ 234.90
Recording charges	$ 28.00
State tax	$ 321.97
TOTAL	$ 97,889.65

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: Standard Federal Savings Association

P 315 825 587

Receipt for Certified Mail

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

IRS
PO 1107
Nashville, TN 37202

93-0435	$ .52
5-18-94	1.00
	1.00
Total Postage & Fees	$ 2.52

Postmark USPS MEMPHIS, TN MAR 23 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
IRS
PO Box 1107
Nashville, TN 37202

4a. Article Number P 315 825 587

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

7. Date of Delivery 3/28/94

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

5. Signature (Addressee)

6. Signature (Agent)

Is your RETURN ADDRESS completed on the reverse side?

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

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1089 06/02 0101 03CHECK 24.00