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

BOOK 9406 PAGE 533

Tennessee VA

Name: D w i g h t Jackson
S&K#: 93-1232
VA #: LH 389749
Loan#: 6909707

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 24, 1990, recorded in Book 8230, Page 186, Register's Office of Davidson County, Tennessee, Dwight Jackson and wife, Anita C. Jackson conveyed to Phillip Stephen Freeman, 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 9177, Page 443, and re-recorded in Book 9190, Page 856, 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, JULY 6, 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 JHM Mortgage Securities, L.P., whose address is c/o Standard Federal Savings Association, P. O. Box 9481, Gaithersburg, MD 20898, at and for the sum of , that being the highest and best bid offered; and,

WHEREAS, the said JHM Mortgage Securities, L.P. 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 JHM Mortgage Securities, L.P., 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 Antioch, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee being Lot No. 80 on the Plan of Hickory Woods East, Section 1, as of record in Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

This legal description is identical with that in Deed recorded in Book 8230, Page 186, 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 8230, Page 186, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8230, Page 183, 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 6th day of July, 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: 4901 Hickory Woods East, Antioch, Tennessee 37013

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 #93-1232

Map & Parcel - 176-5-5

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

May 9, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 315 826 148

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

Attention: Chief, Special Procedures Staff

6543 07/13 0101 03CHECK 16.00

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money Deed of Trust from Dwight Jackson and wife, Anita C. Jackson to Phillip Stephen Freeman, Trustee, dated October 24, 1990, recorded in the Register's Office of Davidson County, Tennessee, in Book 8230, Page 186, has been requested by the noteholder, JHM Mortgage Securities, L.P., 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 8441, Page 423.

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. 80 on the Plan of Hickory Woods East, Section 1, as of record in Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

70694
IDENTIF. & REFERENCE

94 JUL 13 PM 1:53
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 July 6, 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	$ 92,701.60
Interest from 7/92-7/94	$ 17,145.00
Late charges	$ 894.50
Attorney fees	$ 400.00
Advertisement	$ 234.90
Recording charges	$ 32.50
State tax	$ 367.65
TOTAL	$111,776.15

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 315 826 148

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

IRS
PO Box 1107
Nashville 37202

93-1232	$ .52
7-6-94	1.00
	1.00
	$2.52

MEMPHIS TN JUL 6 1994 DEPS

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 315 826 148

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

7. Date of Delivery 5-13-94

5. Signature (Addressee)

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

6. Signature (Agent) [signature]

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.

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