INSTRUMENT PREPARED AND RETURN TO
LAW OFFICES OF SHARPE & KIRSCH
[illegible]
NASHVILLE, TN 37204-1155

TENNESSEE FHA

NAME: David J. Aranjo and Teresa A. Aranjo
S&K#: 94-0334
LOAN#: 8900069845
FHA#: 483-1353341-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 8, 1987, recorded in Book 7232, Page 346 and re-recorded in Book 7255, Page 682, Register's Office of Davidson County, Tennessee, Thomas L. Cheney, Jr. and wife, Cathy G. Cheney, conveyed to Attorneys Title Company, Inc., Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein menticned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 9296, Page 533, 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, AUGUST 3, 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 Midland Mortgage Co., whose address is P.O. Box 26648, Oklahoma City, OK 73126, at and for the sum of $94,856.40, 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 Midland Mortgage Co., 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 Midland Mortgage Co., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Described property in Hermitage, Davidson County, Tennessee being Lot No. 24 on the Plan of Bret Ridge Subdivision of record in Book 6900, Page 121, 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 7232, Page 346 and re-recorded in Book 7255, Page 682, 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 7232, Page 346 and re-recorded in Book 7255, Page 682, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8558, Page 893, 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 Midland Mortgage Co., 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 8th day of August, 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

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

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 $94,856.40 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

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

PROPERTY ADDRESS: 1232 Jacksons View Road, Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Midland Mortgage Co.
P.O. Box 26648
Oklahoma City, OK 73126

S & K # 94-0334
Map & Parcel - 86-7A-24

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

June 2, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P315 826 249

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 Thomas L. Cheney, Jr. and wife, Cathy G. Cheney to Attorneys Title Company, Inc., Trustee, dated May 8, 1987, recorded in the Register's Office of Davidson County, Tennessee, in book 7232, page 346 and re-recorded in book 7255, page 682 has been requested by the noteholder, Midland Mortgage Co., 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 9098, page 954.

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 Hermitage, Davidson County, Tennessee being Lot No. 24 on the Plan of Bret Ridge Subdivision of record in Book 6900, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete 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 Wednesday, August 3, 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	$ 82,423.87
Interest from 9/93-8/94	$ 8,128.80
Late charges	$ 408.00
Attorney fees	$ 500.00
Advertisement	$ 400.00
Recording charges	$ 32.00
State tax	$ 303.24
TOTAL	$ 92,195.91

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: Midland Mortgage Co.

irs.ltr

94-0334

P 315 826 249 8-394

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

District Director
IRS
P.O. Box 1107
Nashville, TN 37202

Postage	$ .52
Certified Fee	1.00
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.00
Return Receipt Showing to Whom, Date, & Address of Delivery	
TOTAL Postage & Fees	$2.52

MEMPHIS, TN COLONIAL JUN 3 1994 USPS

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

4a. Article Number P 315 826 249

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

7. Date of Delivery JUN 8 1994

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

5. Signature (Addressee)

6. Signature (Agent)

NASHVILLE, TN GPS 37203

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

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

June 2, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P315 826 250

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

RE: Property Address: 1232 Jacksons View Road, Hermitage, Tennessee 37076
Property Owner(s): David J. Aranjo and Teresa A. Aranjo
S & K #94-0334

Dear Sir:

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

The loan is held by Midland Mortgage Co..

The legal description of the property is:

Described property in Hermitage, Davidson County, Tennessee being Lot No. 24 on the Plan of Bret Ridge Subdivision of record in Book 6900, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Your Notice of Tax Lien was filed: Book 9296, Page 272.

County: Davidson
Date: March 31, 1994
District:

and has Account Number: 2-621377097-001-8

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: August 3, 1994
Time: 10:00 a.m.

The approximate amount of the principal obligation including interest is $82,423.87.

94 AUG 24 PM 1:09
DAVIDSON COUNTY, TN.

84232
IDENTIFICATION REFERENCE

The approximate expenses will be:

Advertisement	$400.00
Attorney fee	$500.00
Recording	$ 32.00

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: Midland Mortgage Co.

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

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

4a. Article Number
P 315 826 250

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

7. Date of Delivery

5. Signature (Addressee)

5. Signature (Agent) JUN 6 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

Thank you for using Return Receipt Service.

94-0534
8-3-94

P 315 826 250

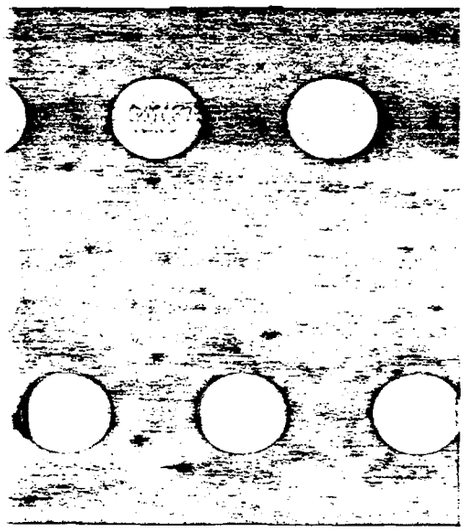
Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to: State of Tennessee
Commissioner of Revenue
Street and No.: Andrew Jackson St. Off. Bldg.
P.O., State and ZIP Code: Nashville, TN 37242-0002

Postage	$.52
Certified Fee	1.00
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.00
Return Receipt Showing to Whom, Date, and Address	
TOTAL Postage & Fees	$2.52
Postmark or Date	MEMPHIS, TN COLONIAL JUN 3 1994 USPS

PS Form 3800, June 1991

248 08/24 0101 03CHECK 376-13



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9444 PAGE 921

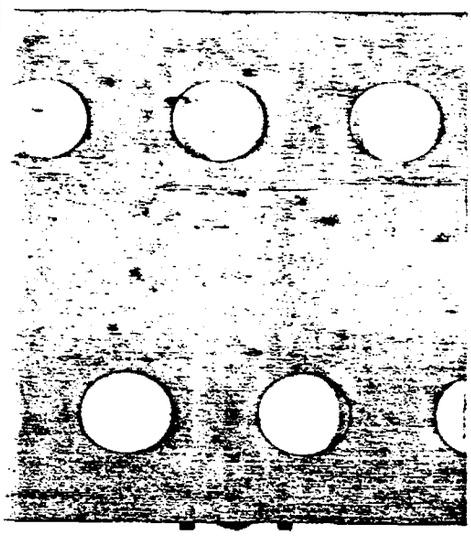
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94856.40
CON TX 351.13
PRFEE 1.00
MISC 24.00
TOTAL 376.13
CHECK 376.13

08/24/74 01 17128 0001 1248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



84232
IDENTIF. & REFERENCE

AUG 24 PM 1:09
REGISTER
DAVIDSON COUNTY, TN.

No. 827666