BOOK 9448 PAGE 614

THIS INSTRUMENT PREPARED BY
ARNOLD WEISS
ATTORNEY AT LAW
208 ADAMS AVE.
MEMPHIS, TN. 38103-1991

Tennessee

Bennie Johnson, Jr,
NBMC #327813-2
Conventional

mail to:

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 9, 1990, and recorded in Book 8043, Page 977 in the Register's Office of Davidson County, Tennessee, Bennie L. Johnson, Jr. and wife, Dona R. Johnson, conveyed to D.J. Atkins and Harold I. Brooks, 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 9388, Page 759 in the Register's Office of said County; 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 August 23, 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 sale NationsBanc Mortgage Corporation, a corporation whose address is P.O. Box 35140, Louisville, Kentucky 40232-5140 being the highest and best bidder, became the purchaser of said property at and for the sum of Twenty-Six Thousand Fifteen and 32/100 Dollars; 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 NationsBanc Mortgage Corporation of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said NationsBanc Mortgage Corporation, its 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 Davidson County, Tennessee, being Lot No. 9 on the Plan of Dr. O.H. Menee's Subdivision, as of record in Book 57, Page 89, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the northerly side of Meharry Blvd. and runs back between parallel lines 170 feet to an alley.

Bennie L. Johnson, Jr. and Dona R. Johnson obtained title to the above referenced real estate by Deed of record in Book 8043, Page 974, Register's Office of Davidson County, Tennessee.

85543
IDENTIF. ↑ REFERENCE

94 AUG 29 AM 11:05
DAVIDSON COUNTY, TN.

Subject to any unpaid taxes.

Proper notice of this sale has been given to the State of Tennessee and this sale is made subject to the redemption rights.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto NationsBanc Mortgage Corporation, its 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	500.00
Credit on Note	25,272.42
	$26,015.32

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 August 23, 1994 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 23, 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:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2704 Meharry Blvd.,
Nashville, Tennessee 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

NationsBanc Mortgage Corporation
P.O. Box 35140
Louisville, KY 40232-5140

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 26,015.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 94

Notary Public My Commission Expires March 28, 1995

MY COMMISSION EXPIRES

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

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE (901) 526-8296
TELECOPIER (901) 526-3061

July 26, 1994

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
Commissioner of Revenue
State of Tennessee
P. O. Box 3287, Uptown Station
Nashville, Tennessee 37219

ATTN: Director, Tax Enforcement

Re: Section 67-6035 Notice of Sale
Bennie Johnson, Jr,
2704 Meharry Blvd.
Nashville, TN 37208
NBMC #327813-2
Conventional

Gentlemen:

We represent NationsBanc Mortgage Corporation, the holder of a Promissory Note executed by Bennie L. Johnson, Jr. and wife, Dona R. Johnson, dated February 9, 1990 in the original amount of $23,750.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 8043, Page 977, Register's Office of Davidson County, Tennessee. The note is in default and the principal balance and interest due on the indebtedness have been accelerated in accordance with the terms and conditions of the instruments and the foreclosure sale has been scheduled for Tuesday, August 23, 1994.

It is our understanding that the State of Tennessee Department of Revenue has filed a Notice of State Tax Lien against the property, therefore, in accordance with T.C.A 67-1-1433, we are submitting the following:

1. This notice is submitted by Arnold M. Weiss, attorney, 208 Adams Avenue, Memphis, Tennessee, 38103, on behalf of NationsBanc Mortgage Corporation.

2. A copy of the lien filed by the State of Tennessee of record in Book 8049, Page 241, Register's Office of Davidson County, Tennessee, is attached.

11:30 AM 26 JUL 94 EAV

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

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE (901) 526-8296
TELECOPIER (901) 526-3061

3. The street address of the property affected by this notice is 2704 Meharry Blvd., Nashville, Davidson County, Tennessee, said property being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Dr. O.H. Menee's Subdivision, as of record in Book 57, Page 89, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the northerly side of Meharry Blvd. and runs back between parallel lines 170 feet to an alley.

4. The real property herein described will be sold at public auction for cash on Tuesday, August 23, 1994 commencing at 10:00 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee. A copy of the advertisement of the Substitute Trustee's Sale is also enclosed.

5. The approximate amount of the principal indebtedness is $23,191.92 as of July 26, 1994 with accrued interest at the rate of 10.25% per annum from January 1994 plus the expenses and attorney's fees and trustee's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $958.00.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise immediately if there is any deficiency in this notice.

Yours very truly,

ARNOLD M. WEISS

AMW:ss
Enclosure

BOOK 9448 PAGE 615

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

August 12, 1994

Mr. Arnold M.Weiss
Attorney at Law
208 Adams Avenue
Memphis Tennessee37901

RE: FORECLOSURE SALE OF PROPERTY OWNED BY:
Donna R. Johnson
Account Number: [redacted]-0284

Dear Mr. Weiss:

This is in response to your letter dated July 20, 1994 concerning a foreclosure sale of property owned by **Donna R. Johnson.**

Your letter **does** comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of sale, the indebtedness indicated in your letter, and any other superior liens, the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of September 15, 1994 is $535.80.

Please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

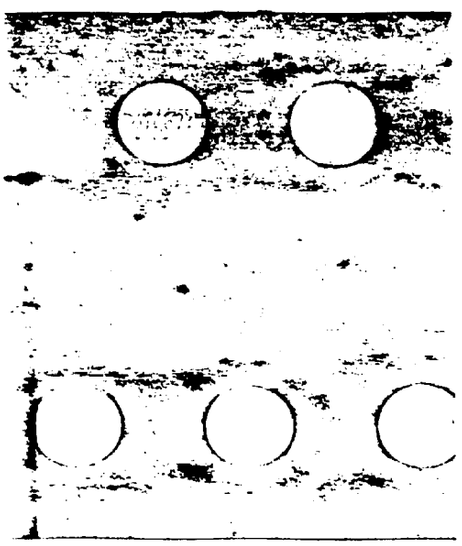
Sincerely,

John S. Peeler, Director
Revenue Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:mab

cc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Regional Office
Joe Cuccia, Revenue Enforcement Supervisor, Nashville Regional Office



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

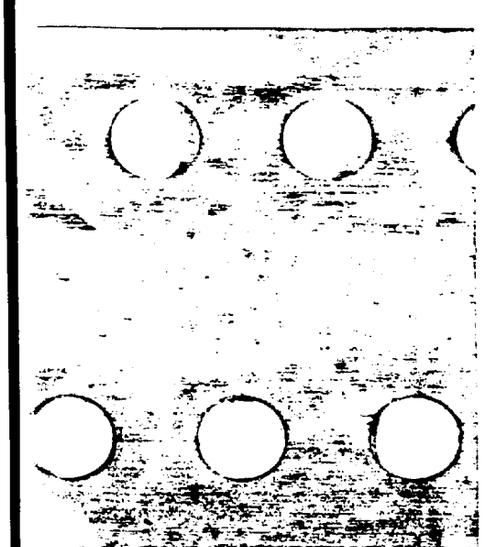
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 26015.32
CON TX 96.20
PRFEE 1.00
MAMT 20.00
ERR CO
MAMT 20.00-
~~MFEE 20.00~~
~~TOTAL 117.20~~
CHECK 117.20

08/29/94 01 11:05 0001 2664



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85543
IDENTIF. ↑ REFERENCE

94 AUG 29 AM 11:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 829063