Tennessee VA

Name: John A. Jones

S&K#: 93-1484
VA #: LH 350917
Loan#: 070005593

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 27, 1986, recorded in Book 6910, Page 183, Register's Office of Davidson County, Tennessee, Michael K. Johnson and wife, Carmen M. Johnson conveyed to Stephen R. Josleyn, 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 9440, Page 118, 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 **DECEMBER 14, 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 PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation, whose address is P.O. Box 8110 Vernon Hills, IL 60061, at and for the sum of $44,242.00, that being the highest and best bid offered; and,

WHEREAS, the said PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation 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 PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation, 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 Whites Creek, Tennessee, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee being Lot 24A Zone Lot Division Lot 24 Phase 2, Deer Meadows, as of record in Book 6250, Page 799, 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 Book 6910, Page 183, 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 6910, Page 183, Register's Office

of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 6910, Page 180, 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 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 15th day of December, 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
MY COMM. EXP.
NOTARY PUBLIC AT LARGE
11-24-97
SHELBY COUNTY TENN.

94 JAN -3 PM 1:47
REGISTER
DAVIDSON COUNTY, TN

22378
IDENTIF. & REFERENCE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 713 Flint Ridge Drive, Whites Creek, Tennessee 37189

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 #93-1484

Map & Parcel - 49-15-32

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

October 27, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Z 006 362 802

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 Michael K. Johnson and wife, Carmen M. Johnson to Stephen R. Josleyn, Trustee, dated June 27, 1986, recorded in the Register's Office of Davidson County, Tennessee, in Book 6910, Page 183, has been requested by the noteholder, PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation, 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 7875, Page 589; Book 8124, Page 977; Book 8701, Page437; Book 8945, Page 735 and Book 9140, Page 468, in the Register's Office of Davidson County, Tennessee.

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 24A Zone Lot Division Lot 24 Phase 2, Deer Meadows, as of record in Book 6250, Page 799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The approximate amount of the principal obligation including interest is $74,114.76.

The approximate expenses will be:

Advertisement	$224.10
Attorney fee	$300.00
Recording	$ 40.00

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: PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation

Z 006 362 801

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

Sent to	State of Tenn Comm of Revenue Andrew Jackson St Office Bldg
Street and No. / P.O. State and ZIP Code	Nashville, Tn 37242
Postage	93-1484 $
Certified Fee	12-14-94
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date and Addressee's Address	
TOTAL Postage & Fees	$
Postmark or Date	MEMPHIS, TN USPS OCT 27 1994 MENDENHALL STA.

PS Form 3800, March 1993

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 Tennessie, Commissioner of Revenue Andrew Jackson State Office Bldg. Nashville, TN 37242

4a. Article Number

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

5. Signature (Addressee) OCT 31 1994

6. Signature (Agent)

7. Date of Delivery

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

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 DOMESTIC RETURN RECEI

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

October 27, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Z 006 362 801

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

RE: Property Address: 713 Flint Ridge Drive, Whites Creek, Tennessee 37189
Property Owner(s): John A. Jones
S & K #93-1484

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation, I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation.

The legal description of the property is:

Described property in Davidson County, Tennessee being Lot 24A Zone Lot Division Lot 24 Phase 2, Deer Meadows, as of record in Book 6250, Page 799, 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 7707, Page 28

County: Davidson
Date: November 10, 1988

and has Account Number: 1-412235917-002-6

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: December 14, 1994
Time: 10:00 a.m.

(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 DECEMBER 14, 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	$ 63,878.76
Interest 7/93-12/94	$ 10,236.00
Late charges	$ 519.20
Attorney fees	$ 300.00
Advertisement	$ 450.00
Recording charges	$ 24.00
State tax	$ 248.84
TOTAL	$ 75,656.80

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: PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation

