RE-RECORD
BOOK 9574 PG 81

This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
MEMPHIS, TN 38103-1991

Tennessee

Virgil Metts
NBMC #819417-7
Conventional

BOOK 9569 PG 616

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 15, 1992, and recorded in Book 8607, Page 645 in the Register's Office of Davidson County, Tennessee, Vergil L. Metts, III and Barbara A. Metts, conveyed to Nan M. Sexton and Evelyn Z. Binkley, 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 9537, Page 492 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 January 6, 1995, 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 Three Hundred Thirty-Seven Thousand Two Hundred Twenty-Five and 03/100 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 Brentwood, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 15 on the Plan of Boker Heights, Section III, as of record in Book 4300, Page 62, Register's Office for Davidson County, Tennessee.

Vergil L. Metts, III and Barbara A. Metts obtained title to the above referenced real estate by Deed of record in Book 7936, Page 105, Register's Office of Davidson County, Tennessee.

24732
IDENTIFICATION REFERENCE

95 JAN 12 AM 8:55

RE-RECORD

26439
IDENTIFICATION REFERENCE

Subject to any unpaid taxes.

***

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	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	336,468.03
	$337,225.03

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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 January 6, 1995 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 6, 1995 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: My Commission Expires March 28, 1995

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
833 W. Hillview Drive,
Brentwood, Tennessee 37027

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

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

Mortgagee: None Mail to:

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
$ 337,225.03

Affiant

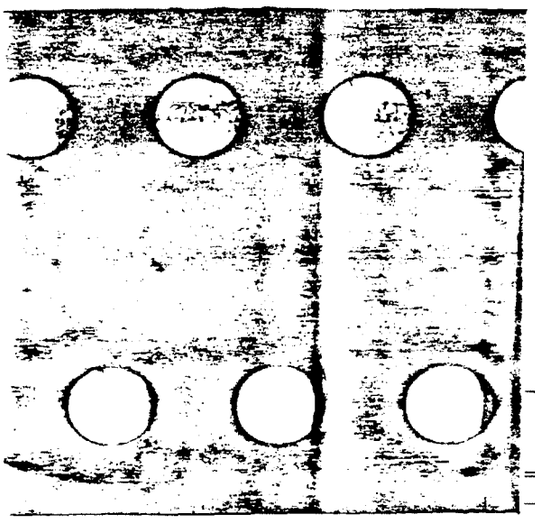
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 1995

Notary Public

MY COMMISSION EXPIRES My Commission Expires March 28, 1995

***Proper notice of this sale has been given to the Internal Revenue Service and this sale is made subject to the redemption rights of the Internal Revenue Service

1353 01/12 0101 COUNTER 1256.64



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

RE-RECORD
BOOK 9574 PG 83

RECEIVED OF _____

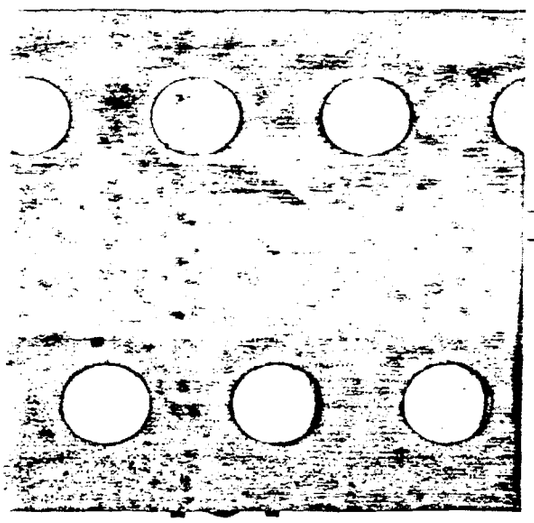
FOR _____

BOOK 9569 PG 618

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	
				337225.03
			CON TX	1247.64
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1256.64
			CHECK	1256.64
01/12/95	01		08:56 0001	1353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24732
IDENTIF. # REFERENCE

95 JAN 12 AM 8:56

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 871202

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

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE (901) 526-6296
TELECOPIER (901) 526-3061

December 9, 1994

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway, MDP 148
Nashville, Tennessee 37203

RE-RECORD
BOOK 9574 PG 84

ATTN: Chief, Special Procedures Staff

Re: Serial # 41230
Virgil Metts
833 W. Hillview Drive
Brentwood, TN 37027
NBMC #819417-7
Conventional

Dear Sir:

We represent NationsBanc Mortgage Corporation the owner and holder of a first deed of trust covering the property municipally described in the above caption. A xerox copy of the instrument which, as you will notice, is of record in Book 8607, Page 645, Davidson County Register's Office, is enclosed. The indebtedness secured by the deed of trust is in default and, accordingly, consistent with the terms and conditions of the instrument, the principal balance and interest due have been accelerated and the foreclosure sale is scheduled for January 6, 1995 at 10:00 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, at which time the property will be sold at the public outcry to the highest and best bidder for cash. The principal balance of our client's debt is $316.813.95, plus interest at the rate of 8.625% per annum from 6/1/94 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 6697, Page 79, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:jt
cc: Nationsbanc Mortgage Corporation

3227 01/19 0101 03CHECK 20.00

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Scott Biggs
Telephone Number:
(615) 736-2339
Refer Reply to:
74-2263120
Date:
January 11, 1995

RE-RECORD
BOOK 9574 PG 85

ARNOLD M. WEISS
LAW OFFICES OF ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS TN 38103

Re: Notice of Sale
Taxpayer: METTS, VIRGIL
Property Address: 833 HILLVIEW DR
BRENTWOOD, TN 37207

Dear Mr. Weiss:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated December 9, 1995 was filed on time and contains all of the required information.

If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch