Tennessee

BOOK 9578 PG 932

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 21, 1976, and recorded in Book 5028, Page 240 in the Register's Office of Davidson County, Tennessee, William E. Flippin and wife, Sylvia T. Flippin, conveyed to Delta Title Company, 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 7793, Page 362 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 Charles R. Hemphill and wife Dora J. Hemphill, whose address is 4026 Boyd Drive, Nashville, TN 37218 being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty-eight Thousand and no/100 Dollars; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of their bid.

NOW, THEREFORE, in consideration of the premises and the payment by Charles R. Hemphill and wife Dora J. Hemphill 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 Charles R. Hemphill and wife Dora J. Hemphill, their heirs and assigns in fee simple forever, the property above mentioned and now further described as being in County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 30 on the Map of Free Silver Plan, as of record in Book 332, Page 46, Register's Office for Davidson County, Tennessee, said property is further described as follows:

BEGINNING at a point in the northerly margin of Young's Lane, said point being 687.2 feet westerly from a point in the center of Free Silver Road and the northerly margin of Young's Lane and running South 85° West 75 feet to a point; thence North 21° 11' East 250 feet to a point; thence North 85° East 108 feet to a point; thence South 24° 53' West 142.7 feet to a point; thence South 30° 29' West 120.8 feet to the point of BEGINNING.

Charles Hemphill obtained title to the above referenced real estate by Deed of record in Book 8532, Page 937, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes. BOOK 9576 PG 933

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.

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 Charles R. Hemphill and wife Dora J. Hemphill, their heirs 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.

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 JUNE 9, 1997

My Commission Expires:

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
827 Youngs Lane,
Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Mr. and Mrs. Charles R. Hemphill
4026 Boyd Drive
Nashville, TN 37218

27440
IDENTIF. & REFERENCE

95 JAN 23 PM 3:59
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

4442 01/23 0101 03CHECK 157.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 95
Deputy Register

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

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July 11, 1994

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

BOOK 9576 PG 934

ATTN: Chief, Special Procedures Staff

Re: Serial # 629210086; Serial #629034325
Serial # 629150665
William Flippin/Ronald Wooding
827 Youngs Lane
Nashville, TN 37207
Empire #501074771
Conventional

Dear Sir:

We represent Empire Mortgage Limited Partnership 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 5028, Page 240, 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 August 23, 1994 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 $24,063.30, plus interest at the rate of 8.75% per annum from January 1992 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 8654, Page 789, Book 8186, Page 348 and Book 8334, Page 323, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:ss

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-7586
Date:
August 9, 1994

BOOK 9576 PG 935

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

Re: Notice of Sale
Taxpayer: WOODING, RONALD A.
Property Address: 827 YOUNGS LANE
NASHVILLE, TN 37207

Dear Mr. Weiss:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated July 11, 1994 was filed on time and contains all of the required information.

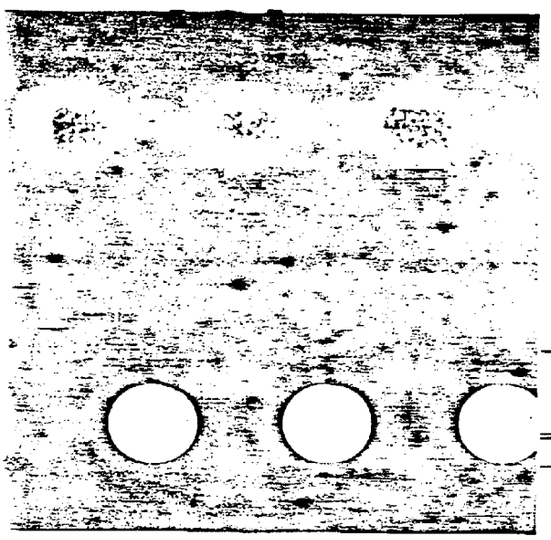
If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway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

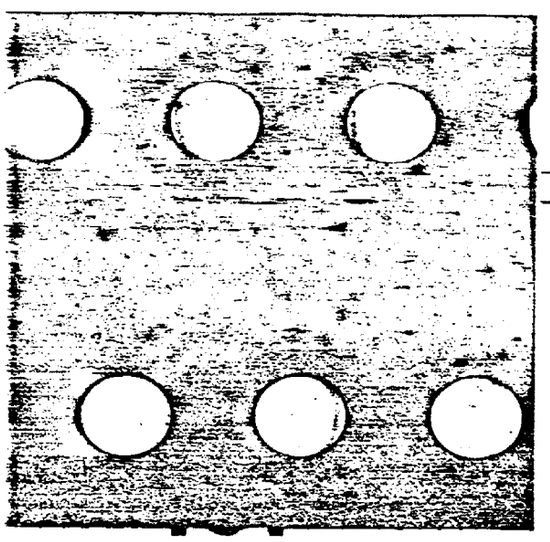
Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9576 PG 936

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 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 16.00
TOTAL 157.60
CHECK 157.60

01/23/95 01 15:53 0001 4432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27440
IDENTIF. # REFERENCE

95 JAN 23 PM 3:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 874241