This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED BOOK 9612 PG 409

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

First American National Bank
First American Center
Nashville, TN 37237

Same

Map 92-7-254
Map 70-17
Parcel 13

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,500.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 6th day of March, 1995.

Elizabeth M. Arnow
Notary Public

My Commission Expires:

1/20/99.

WHEREAS, by Deed of Trust dated January 24, 1990, and recorded in Book 8037, Page 121, Register's office for Davidson County, Tennessee, Frank David Byer and Joy L. Byer, conveyed to Guaranty Title Company, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 9518, Page 596, said Register's office; 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 of said beneficiary, the said property was 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 the 2nd day of March, 1995, at 11:00 o'clock A.M. at the south front door of the Davidson County Courthouse, Nashville, 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, First American National Bank, being the highest and best bidder became the purchaser of said property at and for the sum of Six Thousand Five Hundred Dollars ($6,500.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey

unto First American National Bank the following real estate:

TRACT NO. 1:

Land in Davidson County, Tennessee, described as follows:

Being property fronting on Merry Street, part of Lot Numbered 22 in the Plan of Brown and Triggs Subdivision McNairy, being approximately 50 feet by 190 feet. Being identified as Field Book Number 11W-6765, and Map and Parcel Number 92-7-254.

Being the same property conveyed to Frank David Byer by deed from Thomas Hardin Gorin and Jefferson Allen Gorin, of record in Book 7459, Page 543, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the map showing the subdivision of J. A. Spurlock Lands, not of record, described as follows:

Beginning at a stake on the southerly margin of West Trinity Lane, formerly Young's Lane, 766.6 feet west of the intersection of said Lane with the center line of Buena Vista Pike, being the northwest corner of that part of said Lot No. 17 conveyed to Garland R. Allen and wife, by deed from George R. Allen and wife, of record in Book 1854, Page 35, Register's office for said County; thence with the southerly margin of said Lane South 69° 30 min. West 123.6 feet; thence with a fence South 22° East 532 feet to an iron pin; thence North 68° 30 min. East 124 feet to an iron pin at the southwest corner of that part of said Lot No. 17 conveyed to L. B. Allen by deed from Mai Shaw, of record in Book 2746, Page 557, said Register's Office; thence with said L. B. Allen and George R. Allen's western boundary lines, North 22° West 531.5 feet to the beginning.

Being the same property conveyed to Joy L. Byer by deed of record in Book 7349, page 817, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead exemption in and equitable and statutory redemption of the property and all right of dower and curtesy in the property and all other rights and exemptions of every kind in the makers of said deed of trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto First American National Bank, its representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to

condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property. Undersigned provided timely notice of this foreclosure sale to the Internal Revenue Service by letter dated January 26, 1995, a copy of which Notice and response is attached hereto. The land being conveyed herein is subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. § 7425(d)(1).

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 6th day of March, 1995.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

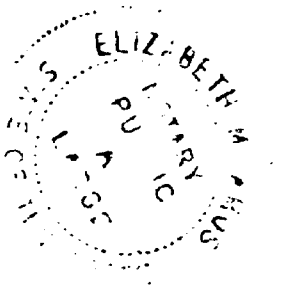
Personally appeared before me, Elizabeth M. Amos, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 6th day of March, 1995.

Elizabeth M. Amos
Notary Public

My Commission Expires:

1/20/99



DAVID M. SMYTHE
Attorney at Law
SECOND FLOOR FILCHER BUILDING
144 SECOND AVENUE NORTH
Nashville, Tennessee 37201

FAX NUMBER
244-9231
AREA CODE 615

TELEPHONE
255-4648
AREA CODE 615

January 26, 1995

**VIA REGULAR AND CERTIFIED MAIL --
RETURN RECEIPT REQUESTED**

BOOK 9612 PG 412

District Director
Internal Revenue Service
c/o Mike Zorn
Special Procedures Staff
801 Broadway MDP148
Nashville, TN 37203

RE: Joy L. Byer, 1018 West Trinity Lane, Nashville, TN 37218

Dear Mr. Zorn:

Pursuant to 26 U.S.C. §7425, I am hereby giving notice on behalf of First American National Bank of a foreclosure sale of property in which the United States claims a lien.

I am enclosing herewith copies of the following documents:

1. Substitute Trustee's Notice of Sale with regard to certain property owned by Joy L. Byer at 1018 West Trinity Lane, Nashville, Tennessee 37218, in which First American National Bank has a first lien deed of trust of record in Book 8037, Page 121, Register's Office for Davidson County, Tennessee; and

2. A copy of the following Notice of Federal Tax Lien under Internal Revenue Laws of record in Book 9461, Page 44, said Register's office.

As indicated in the Notice of Sale, there is now a default under the terms and provisions of a certain indebtedness owed to First American National Bank, and the Bank intends to foreclose the real property described in the Notice of Sale on March 2, 1995, at 11:00 a.m., free from all equitable or statutory rights of redemption in the property.

There is now due and owing under the terms and provisions of the note to the Bank a sum in excess of $17,358.20 plus interest, as well as all legal expenses and costs incurred in connection with the aforesaid Substitute Trustee's Notice of Sale.

I have enclosed a copy of this letter which I would appreciate your stamping the date of receipt upon and returning in the enclosed envelope. If you require any further clarification of this Notice of Sale, please advise me. I look forward to hearing from you at your convenience. I remain

Sincerely,

David Murray Smythe

DMS:ba
Enclosure
cc: First American National Bank

Is your RETURN ADDRESS completed on the reverse side?

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
c/o Mike Zorn
Special Procedures Staff
801 Broadway MDP148
Nashville, TN 37203

4a. Article Number
Z 066 927 844

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

7. Date of Delivery
1-29-95

5. Signature (Addressee)

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

6. Signature (Agent)

PS Form 3811, December 1991 U.S.G.P.O. 1993—352-714 DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

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:
457-54-8855
Date: FEB 09 1995
February 8, 1995

DAVID M. SMYTHE
SECOND FLOOR, FILCHER BUILDING
144 SECOND AVENUE NORTH
NASHVILLE TN 37201

Re: Notice of Sale
Taxpayer: BYER, JOY HOOPER
Property Address: 1018 WEST TRUBUTY LANE
NASHVILLE, TN 37218

BOOK 9612 PG 413

Dear Mr. Smythe:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated January 26, 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

39796

IDENTIF. & REFERENCE

95 MAR -6 PM 3:30

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7384 03/06 0101 03CHECK 45.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

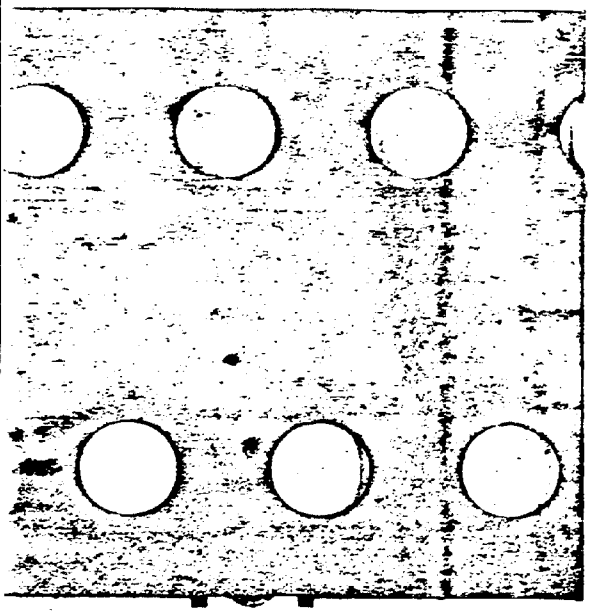
BOOK 9612 PG 414

RECEIVED OF _____

FOR _____

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	6500.00
CON TX	24.05
PRFEE	1.00
WDEED	20.00
TOTAL	45.05
CHECK	45.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39796
IDENTIF. & REFERENCE

95 MAR -6 PM 3:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

03/06/95 01 15:31 0001 7884

No. 887524