BOOK 9838 PG 731

Tennessee VA

Name: J. Eric Lemmons
S&K#: 95-1088
VA #: LH-337520
Loan#: 311929-4

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 27, 1985, recorded in Book 6680, Page 482, Register's Office of Davidson County, Tennessee, Raymond A. Fox and wife, Virginia B. Fox conveyed to Warren H. Wild, Jr., 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 9790, Page 419, 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 **OCTOBER 25, 1995** 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 Regions Mortgage, Inc., whose address is P.O. Box 5640, Montgomery, Alabama 36101-5640, at and for the sum of $50,220.81, that being the highest and best bid offered; and,

WHEREAS, the said Regions Mortgage, Inc. 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 Regions Mortgage, Inc., 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Unit No. A-3 of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 4521 at Page 574, the Plat of which is of record in Plat Book 4460 at Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This legal description is identical with that in Deed recorded in Book 6680, Page 482, 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 6680, Page 482, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7894, Page 424, 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.

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 25th day of October, 1995, 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

WENDY G. PEDEN
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENN.
MY COMM. EXP. 3-16-1999

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 5515 Country Drive #3, Nashville, Tennessee 37211

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 #95-1088
Map & Parcel - 162 5C 3

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

September 18, 1995

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Z 006 360 464

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 Raymond A. Fox and wife, Virginia B. Fox to Warren H. Wild, Jr., Trustee, dated September 27, 1985, recorded in the Register's Office of Davidson County, Tennessee, in Book 6680, Page 482, has been requested by the noteholder, Regions Mortgage, Inc., 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 Lien recorded in Book 7628, Page 940 and corrected at Book 9342, Page 601.

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 located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Unit No. A-3 of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 4521 at Page 574, the Plat of which is of record in Plat Book 4460 at Page 27, Register's Office

for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

(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 October 25, 1995, 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	$ 46,625.55
Interest from 6/95-10/95	$ 2,203.50
Late charges	$ 98.90
Attorney fees	$ 400.00
Advertisement	$ 224.10
Recording charges	$ 24.00
State tax	$ 163.60
TOTAL	$ 49,739.65

Enclosed is a copy of the 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: Regions Mortgage, Inc.

0926 10/26 3101 030HECK 16.00

Z 006 360 464

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

IRS
District Director
PO Box 1107
Nashville, Tn
95-1088

	$ .55
10-25-95	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, and Address of Delivery	
TOTAL Postage & Fees	$2.75

Postmark or Date: COLONIAL STA. SEP 22 1995 USPS

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
IRS
PO Box 1107
Nashville, Tn 37202

4a. Article Number
Z 006 360 464

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

7. Date of Delivery
SEP 22 1995

8. Addressee's Address (Only if requested and fee is paid)
USPS 37203

5. Signature (Addressee)

6. Signature (Agent)

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

NASHVILLE TN

Thank you for using Return Receipt Service.

95 OCT 26 PM 12:44
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0116035
IDENTIFICATION REFERENCE