2Tennessee VA

Charles Watson
MMC #394446
VA #430 787

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 7, 1994, and recorded in Book 9490, Page 497, in the Register's Office of Davidson County, Tennessee, Charles Arthur Watson, unmarried, conveyed to L. Patrick Sandlin 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 10051, Page 809 in the 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 said Deed of Trust by which advertisement the sale was appointed to be held on July 9, 1996, 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 time the said property was struck off and sold to Mellon Mortgage Company, a corporation, whose address is P.O. Box 2885, Houston, Texas 77252-2885 at and for the sum of Twenty-Nine Thousand Seven Hundred Ninety and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Mellon Mortgage Company has assigned its interests in the said property to the Secretary of Veterans Affairs, 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 Mellon Mortgage Company of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Veterans Affairs, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Block "C", Crittenden Estates, of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, and described as follows:

SAID

Subject to any unpaid taxes.

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

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 the Secretary of Veterans Affairs, his 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	400.00
Credit on Note	29,133.00
	$29,790.00

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 July 9, 1996 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 9, 1996, 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.

Claire A. Taylor
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 20, 1999

NO TAX

PROPERTY ADDRESS
333 Harris Sreet
Madison, Tennessee 37115

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Veterans Administration
Regional Office
110 9th Avenue South
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

0203554
IDENTIFICATION REFERENCE

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

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE: (901) 526-8296
TELECOPIER: (901) 526-3061

June 7, 1996

BOOK 10121 PG 3

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

ATTN: Chief, Special Procedures Staff

Re: Serial #629034618; Serial #629160583
Serial #629?
Charles Watson
333 Harris Sreet
Madison, TN 37115
MMC #394446
VA #430 787

Dear Sir:

We represent Mellon Mortgage Company 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 9490, Page 497, 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 July 9, 1996 at 12:15 p.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 $48,758.52, plus interest at the rate of 9.0% per annum from June 1995 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 8191, Page 372; Book 8427, Page 661 and Book 9852, Page 579, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:ss

Internal Revenue Service

District
Director

Department of Treasury

P. O. Box 1107, MDP 148
Nashville, TN 37202

Person to Contact:
P. Jackson
Telephone Number:
(615) 736-2339
Refer Reply to:
[redacted]-6750
Date:
June 19, 1996

Arnold M. Weiss
208 Adams Avenue
Memphis, TN 38103-1991

BOOK 10121 PG 4

Re: Notice of Nonjudicial Sale

Taxpayer: Charles Watson
Property: 333 Harris Street, Madison, TN 37115

Dear Mr. Weiss:

This is to acknowledge receipt of your correspondence dated 06-07-96, regarding the above named taxpayer. Your notice is considered adequate for a nonjudicial sale under the provisions of Section 7425(c) of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown in the heading of this letter.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487 from your local office or this office. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to us. If the sale is cancelled, please provide a brief explanation as to the reason.

Thank you for your cooperation.

Sincerely,

Pat Bisson
Chief, Advisory Section

Enclosure

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

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE: (901) 526-8296
TELECOPIER: (901) 526-3061

June 7, 1996

BOOK 10121 PG 5

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
MR. WILBUR HOOKS
COMMISSIONER OF REVENUE
STATE OF TENNESSEE
P.O. BOX 190665
NASHVILLE TN 37219-0665

Re: Section 67-6035 Notice of Sale
Charles Watson
333 Harris Sreet
Madison, TN 37115
MMC #394446
VA #430 787

Dear Mr. Hooks:

We represent Mellon Mortgage Company, the holder of a Promissory Note executed by Charles Arthur Watson, unmarried, dated October 7, 1994 in the original amount of $48,950.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 9490, Page 497, Register's Office of Davidson County, Tennessee. The note is in default and the principal balance and interest due on the indebtedness have been accelerated in accordance with the terms and conditions of the instruments and the foreclosure sale has been scheduled for Tuesday, July 9, 1996.

It is our understanding that the State of Tennessee Department of Revenue has filed a Notice of State Tax Lien against the property, therefore, in accordance with T.C.A 67-1-1433, we are submitting the following:

1. This notice is submitted by Arnold M. Weiss, attorney, 208 Adams Avenue, Memphis, Tennessee, 38103, on behalf of Mellon Mortgage Company.

2. A copy of the lien filed by the State of Tennessee of record in Book 8974, Page 830, Register's Office of Davidson County, Tennessee, is attached.

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

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE: (901) 526-8296
TELECOPIER: (901) 526-3061

3. The street address of the property affected by this notice is 333 Harris Sreet, Madison, Davidson County, Tennessee, said property being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Block "C", Crittenden Estates, of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 16 fronts 50 feet on the northerly side of Harris Street and runs bank between parallel lines 140 feet to a dead line.

4. The real property herein described will be sold at public auction for cash on Tuesday, July 9, 1996 commencing at 12:15 p.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee. A copy of the advertisement of the Substitute Trustee's Sale is also enclosed.

5. The approximate amount of the principal indebtedness is $48,758.52 as of June 7 with accrued interest at the rate of 9.0% per annum from June 1995 plus the expenses and attorney's fees and trustee's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $1,008.00.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise immediately if there is any deficiency in this notice.

Yours very truly,

ARNOLD M. WEISS

AMW:ss
Enclosure

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

BOOK 10121 PG 7

June 18, 1996

Mr. Arnold M. Weiss
Attorney At Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

RE: Foreclosure Sale of Property Owned by: Charles Watson
Account Number: 2-621415126-000-2

Dear Mr. Weiss:

This is in reference to your letter dated June 7, 1996 concerning a foreclosure sale of property owned by **Charles Watson.**

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but the state's tax lien is superior to the deed of trust being foreclosed.

The amount of tax, penalty, and interest due as of July 20, 1996 is $17,616.00. When I receive a remittance of $17,616.00, I will release the state's tax lien.

I trust that this has answered your letter, but if not, please let me know.

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks

Wilbur E. Hooks
Revenue Enforcement Manager
Special Procedures Section

xc: Gary Dietz, Revenue Enforcement Supervisor, Nashville Region
Lynn York, Revenue Enforcement Supervisor, Nashville Region