58-15-160

SDA 52463

Tennessee

Mack Holt
BF #2466118
Conventional

BOOK 10197 PG 826

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 20, 1989, and recorded in Book 7993, Page 860 in the Register's Office of Davidson County, Tennessee, Mack Holt, III and wife, Sandria K. Holt, conveyed to Phillip Stephen Freeman, 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 10158, Page 340 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 September 20, 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 sale Berkeley Federal Bank & Trust, FSB, a corporation whose address is 1675 Palm Beach Lakes Blvd., Foreclosure-Suite 402, West Palm Beach, Florida 33401 being the highest and best bidder, became the purchaser of said property at and for the sum of Seventy-Six Thousand One Hundred Thirty-Five and 78/100 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 Berkeley Federal Bank & Trust, FSB 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 Berkeley Federal Bank & Trust, FSB, its 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:

Being Lot No. 13 on the Plan of Gold Key Addition, Section One, of record in Book 4675, Pages 14 and 15, Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the northerly margin of Kings Lane and extends back between parallel lines 160.0 feet to a dead line in the rear.

Mack Holt, III and Sandra K. Holt obtained title to the above referenced real estate by Deed of record in Book 6351, Page 372, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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 Berkeley Federal Bank & Trust, FSB, 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	75,378.78
	$76,135.78

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 September 20, 1996 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 20, 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.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Feb. 23, 1999

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE ANDREA L. [illegible]

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
4068 Kings Lane,
Nashville, Tennessee 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Berkeley Federal Bank & Trust, FSB
1675 Palm Beach Lakes Blvd.
Foreclosure-Suite 402
West Palm Beach, FL 33401

Mortgagee: None

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
$ 76,135.78

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF September 1996

NOTARY PUBLIC

96 SEP 20 PM 12:56
FILED & RECORDED
ELMER L. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02275 13

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

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

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

August 21, 1996

ERTIFIED MAIL - RETURN RECEIPT REQUESTED
istrict Director of the Internal Revenue
ervice
01 Broadway, MDP 148
lashville, Tennessee 37203

BOOK 10197 PG 828

ATTN: Chief, Special Procedures Staff

Re: Serial #629159063
Serial #629168986
Mack Holt
4068 Kings Lane
Nashville, TN 37218
BF #2466118
FHA #483-1612152

Dear Sir:

We represent Berkeley Federal Bank & Trust, FSB 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 7993, Page 860, 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 September 20, 1996 at 11:45 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 $103,114.51, plus interest at the rate of 10.0% per annum from February 1992 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 8406, Page 364 and Book 8507, Page 477, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:ss
cc: Berkeley Federal Bank & Trust, FSB

0881 09/20 0101 03CHECK 298.57

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

[redacted]

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]-4288
Date:
August 30, 1996

Mr. Arnold M. Weiss
208 Adams Avenue
Memphis,TN 38103

Re: Notice of Nonjudicial Sale
Berkley
Taxpayer: Mack Holt
Property: 4068 Kings Lane

BOOK 10197 PG 829

Dear Mr. Weiss:

This is to acknowledge receipt of your correspondence dated 08-21-96, 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.

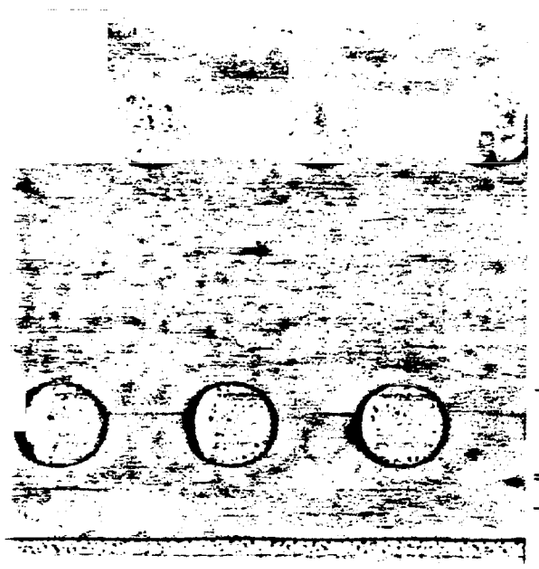
We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to us. If the sale is cancelled, please provide a brief explanation as to the reason.

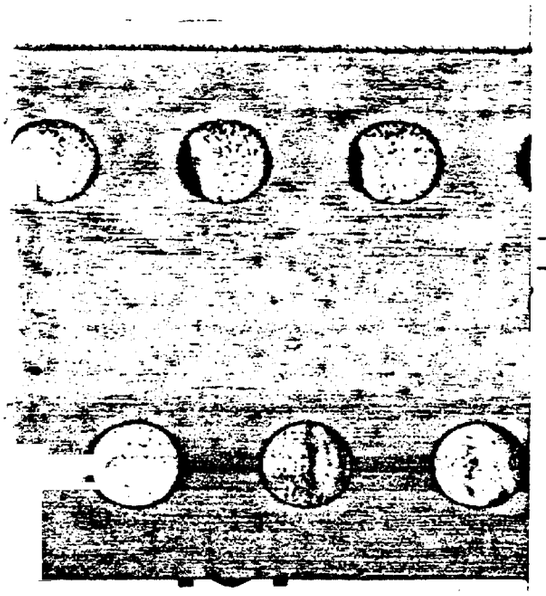
Thank you for your cooperation.

Sincerely,

Pat Bisson
Chief, Advisory Section

Enclosure





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

RECEIVED OF _____

FOR _____

BOOK 10197 PG 830

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 76135.78
				CON TX 281.57
				PRFEE 1.00
				WDEED 16.00
				TOTAL 298.57
				CHECK 298.57
			09/20/96 01	13:02 0001 0881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227513
IDENTIF. # REFERENCE

96 SEP 20 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1033299