THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
P.O. BOX 241155
MEMPHIS, TN. 38124-1155

NAME: Walter C. Quinn, & Lori G. Quinn
S&K#: 97-0953
LOAN#: 0090363015

SUBSTITUTE TRUSTEE'S DEED BOOK 11367 PG. 179

WHEREAS, by Deed of Trust dated October 21, 1994, recorded in Book 9507, Page 825, Register's Office of DAVIDSON County, Tennessee, Walter C. Quinn and wife, Lori G. Quinn, conveyed to Mr. Arnold M. Weiss, 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 10558, page 734, 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 sale Deed of Trust by which advertisement the sale was appointed to be held on February 24, 1999, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 am; 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 PNC Bank, N.A., whose address is 500 West Jefferson Street Mailstop: K1-KHDQ-09-02 Louisville, KY 40202, at and for the sum of $219,366.54, that being the highest and best bid offered; 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 PNC Bank, N.A., 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 PNC Bank, N.A., 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:

Described property located in Davidson County, Tennessee, to wit:

Being Lot Number 4 of Block 2 on the Plan of Hampton's Subdivision of Stokes Tract, as of record in Book 974, Page 24, Register's Office for Davison County, Tennessee, said lot fronts 100 feet on the Northerly side of Springdale Drive and extends back 221.9 feet on the westerly line and 197.2 feet on the easterly line, to a line in the rear, measuring 105.08 feet thereon.

This legal description is identical with that in Deed recorded in Book 9507, Page 825, 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 9507, Page 825, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 9507, Page 822, 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 PNC Bank, N.A., its 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 him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 24 day of February 1999, 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 24 day of February 1999.

ELIZABETH I. ADKINS NOTARY PUBLIC AT LARGE MY COMM. EXP. 9-18-2002 SHELBY CO. TN

Elizabeth I Adkins
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $219,366.54, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 24 day of February 1999.

ELIZABETH I. ADKINS NOTARY PUBLIC AT LARGE MY COMM. EXP. 9-18-2002 SHELBY CO. TN

Elizabeth I Adkins
Notary Public

BOOK 11367 PG. 181

PROPERTY ADDRESS: 2303 SPRINGDALE DRIVE, , NASHVILLE, TN, 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
PNC Bank, N.A.
500 West Jefferson Street Mailstop: K1-KHDQ-09-02
Louisville, KY 40202

S & K #:97-0953
Map & Parcel - 117 2 149

05566268

IDENTIF. & REFERENCE

99 MAR -4 AM 9:33

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

January 14, 1999

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Z 525 763 465

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 Walter C. Quinn and wife, Lori G. Quinn to Mr. Arnold M. Weiss, Trustee, dated October 21, 1994, recorded in the Register's Office of DAVIDSON County, Tennessee, in Instrument No. , has been requested by the noteholder, PNC Bank, N.A., 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 Liens recorded in Book 9767, Page 47; Book 10826, Page 901, in the Register's Office of DAVIDSON County, Tennessee.

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, to wit:

Being Lot Number 4 of Block 2 on the Plan of Hampton's Subdivision of Stokes Tract, as of record in Book 974, Page 24, Register's Office for Davison County, Tennessee, said lot fronts 100 feet on the Northerly side of Springdale Drive and extends back 221.9 feet on the westerly line and 197.2 feet on the easterly line, to a line in the rear, measuring 105.08 feet thereon.

(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 February 24, 1999 **@ 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	$184079.01
Interest	$ 23830.20
Late charges	$ 1331.82
Attorney fees	$ 500.00
Advertisement	$ 450.00
Recording charges	$ 28.00
State tax	$ 693.73
TOTAL	$210912.76

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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: PNC MORTGAGE CORP. OF AMERICA

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

irsmem.ltr
S & K #97-0953

Is your RETURN

d on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- 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.

3. Article Addressed to:

Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number P 525 763 465

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

7. Date of Delivery 1-11-99

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

5. Received By: (*Print Name*)

6. Signature: (*Addressee or Agent*)
X

PS Form **3811**, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

IRS 525 763 465

US Postal Service
Receipt for Certified Mail

Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

PS Form **3800**, April 1995

Postage	$
Certified Fee	1.35
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	$ 3.42
Postmark or Date	97-0953 2724

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway, MDP 53
Nashville, TN 37203

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97-0453

RECEIVED
FEB 08 1999

2-24-99

Shaprio & Kirsch, L.L.P.
P.O. Box 241155
Memphis, TN 38124-1155

Person to Contact:
P. Jackson
Badge #: 62-09322
Telephone Number:
(615) 250-5749
Refer Reply to:
[redacted]-6963
Date:
February 3, 1999

RE: Notice of Nonjudicial Sale

Taxpayer : Walter C. & Lori C. Quinn
Property 2303 Springdale Drive, Nashville, TN 37215

Dear Mr. Kirsch:

This is to acknowledge receipt of your correspondence dated January 14,1999, regarding the above named taxpayer. Your notice is considered adequate for a nonjudicial sale under the provisions 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, by calling 1-800-TAX-FORM. 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 canceled, please provide a brief explanation as to the reason.

Thank you for your cooperation.

Sincerely,

Gary A. Eaton
Chief, Advisory Section

Enclosure

97-0453
Saleset 2-24-99

03/04 0101 03CHECK 838.66

3/88

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY			MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE			CTTX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE			MTTX - STATE TAX MORT	
TD - TRUST DEED	CFEE - COMPUTER FEE			PRFEE - PROBATE FEE	

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0556268

IDENTIF. & REFERENCE

99 MAR -4 AM 9:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	219366.54
CON TX	811.66
PRFEE	1.00
MISC	24.00
CFEE	2.00
TOTAL	838.66
CHECK	838.66

03/04/99 01 09:32 0001 3488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432666