THIS INSTRUMENT PREPARED
BY & RETURN TO:
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, TN 38105

BOOK 11546 PAGE 293

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 19, 1988, and recorded in the Register's Office of Davidson County, Tennessee, at Book 7456, Page 189, ("Deed of Trust"), Gary W. McNary and Mary Margaret McNary conveyed to R. Conner McAllister, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to First Commercial Mortgage Company; and

WHEREAS, **Regions Mortgage, Inc. successor by merger to First Commercial Mortgage Company,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 11442, Page 635**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on April 29, May 6, & May 13, 1999, in THE NASHVILLE RECORD, by which advertisement the sale was held on June 10, 1999, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, State Tax Lien(s) have been filed by the Tennessee Department of Revenue against the subject property in the Register's Office of Davidson County, Tennessee, at Book 11349, Page 130. Notice of the sale was given to the State of Tennessee pursuant to T.C.A. 67-1-1433(b)(1) and a copy is attached hereto as Exhibit "A". The response of the State of Tennessee is attached hereto as Exhibit "B". The property is subject to the right of the State of Tennessee to redeem pursuant to T.C.A. 67-1-1433(c)(1).

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Regions Mortgage, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 108,972.96; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Veterans Affairs, Washington, D.C., his/her successors and assigns; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Regions Mortgage, Inc. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto the said **Secretary of Veterans Affairs**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 173 Revised Lots 173-176 and Reserved Parcel 229, Harborgate, Section Two, as of record in Book 6200, Page 509, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The last recorded Warranty Deed was filed of record at Book 9460, Page 661, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Secretary of Veterans Affairs**, Washington, D.C., his successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 10th day of June, 1999.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of June, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires:_____

TRACY L. SHARP NOTARY PUBLIC AT LARGE MY COMM. EXP. 4-22-2001 SHELBY CO., TN

NO TAX - GOVERNMENTAL AGENCY

****

MSP No.: 198.992483TN (Moore)
Lender Loan No.: 002884836
Property Address: 3077 Brantley Drive, Antioch, TN 37013
Tax Parcel ID No.: 150-02; 233.00

Mail Tax Notices To and Property Owner:
Secretary of Veterans Affairs
Property Disposition Branch
110 9th Avenue South
Nashville, TN 37203

MAIL ENV.

99 JUN 28 PM 3:06

BILL GARR
DAVIDSON
REGISTER

0604921

ID

5214 06/28 0101 03CHECK 30.00

MORRIS, SCHNEIDER & PRIOR, L.L.C.

ATTORNEYS AND COUNSELORS AT LAW
3300 N.E. EXPRESSWAY
ATLANTA, GA 30341
(770) 234-9181
FAX (770) 234-9192

April 27, 1999

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Copy Via Regular Mail

BOOK 11546 PAGE 295

Mr. Buddy Hooks
Department of Revenue
Tax Enforcement Division
P.O. Box 190665
Nashville, TN 37219-0865

Re: **Notice of Federal Tax Lien/Consent to Sell**
MSP File Number: **198.992483TN**
Lender Loan No.: **002884836**
Name Per Client: **Darryl J. Moore**
Property Address: **3077 Brantley Drive**
Antioch, TN 37013

Dear Sir or Madam:

I am writing to advise you in accordance with T.C.A. 67-1-1433 that Regions Mortgage, Inc. has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on June 10, 1999. Enclosed is a copy of the Substitute Trustee's Notice, which is being published in the Davidson County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that one state tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific state tax lien(s) found; said lien(s) we. recorded in Book 11349, Page 130.

We are not certain that the parties named in the state tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows: Darryl J. Moore [redacted]-3605).

The unpaid principal balance of the loan against the above-referenced property is approximately $ 99,759.51. Interest through the sale date is approximately 6370.94. Costs and attorneys' fees associated with the sale should be approximately $1,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter

EXHIBIT "A"

and return in the enclosed self-addressed stamped envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Sincerely,
MORRIS, SCHNEIDER & PRIOR, L.L.C.

COPY

Leigh Oakley

Enclosures
cc: Regions Mortgage, Inc.

Z 180 096 582

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail *(See reverse)*

Sent to	
Street & Number	
Post Office, State, & ZIP Code	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	$
Postmark or Date	

PS Form 3800, April 1995

Fold at line over top of envelope

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.

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:
Mr. Buddy Hooks
Dept. of Revenue
Tax Enforcement Division
P.O. Box 190665
Nashville, TN 37219-0665

4a. Article Number
Z 180 096 582

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

7. Date of Delivery
MAY 08 1999

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

5. Received By: (Print Name)
LARRY Peck

6. Signature: (Addressee or Agent)
X Larry Peck

NASHVILLE TN
USPS - 37219

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

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

BOOK 11546 PAGE 297

M0007501

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

ENTITY ID:

DARRYL J MOORE

002 413-35-3605/000

D/B/A: FIRST CLASS BARBER SHOP
1001 DELMAS AVE
NASHVILLE TN 37216-3630

002 413-35-3605

COUNTY: DAVIDSON

99 FEB 22 AM 10:54

RECEIVED FOR RECORD

055128

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on February 13, 1999.

COMMISSIONER OF REVENUE

By: _____ Delegate of Commissioner

FOR REGISTER USE ONLY - PRINT OR STAMP

BOOK NO PAGE NO. DATE TIME

BOOK 11349 PG. 130

REGISTER BY:

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VA Form 26-6340c (Home Loan)
Revised April 1970. Use optional
Section 1810, Title 38, U.S.C.
Acceptable to Federal National
Mortgage Association

LN 2207780

File # 22597
Loan # 2207780

Box 7

This instrument was prepared by:
SATURN & MAZER, ATTORNEYS
212 Third Avenue, North
Nashville, Tennessee - 37201

STATE OF TENNESSEE

DEED OF TRUST

SHORT FORM

BOOK 7456 PAGE 189

Reference is made to a Master Deed of Trust which is recorded in the counties named herein in accordance with the provisions of Tennessee Code Annotated, Title 15, Section 211-214. The Grantors herein adopt the provisions of the Master Deed of Trust all of which are included in this instrument by reference.

THIS INDENTURE, Made this 19th day of January 19 88 by and between

GARY W. McNARY and wife, MARY MARGARET McNARY

hereinafter jointly and severally designated Grantor, party of the first part, R. Conner McAllister

Trustee(s), hereinafter designated Trustee, party of the second part, and

Bailey Mortgage Company
a Mississippi Corporation

BOOK 11546 PAGE 298

hereinafter designated Holder, party of the third part,

WITNESSETH, That Grantor in consideration of the undertakings hereinafter stated, does hereby, sell, transfer, and convey unto the Trustee, the following described property in Antioch, County of Davidson, and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 173 Revised Lots 173-176 and Reserved Parcel 229, Harborgate, Section Two, as of record in Book 6200, page 509, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the Grantor(s) by deed of even date being recorded simultaneously herewith.

Should the Veterans Administration fail or refuse to issue its guaranty in the full amount committed upon by the Veterans Administration under the provisions of the Servicemen's Readjustment Act of 1944, as amended within sixty (60) days from the date this loan would normally become eligible for such guaranty, the holder may declare the indebtedness at once due and payable and may foreclose immediately or may exercise any other rights hereunder or take any other proper action as by law provided.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $110,000.00

0.00 1:7:7:

IDENTIFICATION REFERENCE.

JAN 26 10 59 AM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

together with the privileges and appurtenances and the rents, issues and profits of the above described property (provided, however, that the Grantor shall be entitled to collect and retain the said rents, issues and profits until default hereunder); and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned:

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

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

May 6, 1999

BOOK 11546 PAGE 299

Leigh Coakley
Morris Schneider & Prior, L.L.C.
3300 N.E. Expressway
Atlanta, GA 30341

Re: Foreclosure Sale of Property Owned by:
Darryl J. Moore
Entity Number: [redacted]3605

Dear Mr. Coakley:

This is in reference to your letter dated **April 27, 1999** regarding a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does not comply** with the provisions of T.C.A. 67-1-1401 et. seq., but I will waive the twenty-five day notice of T.C.A. 67-1-1433. But it will comply by providing a copy of Security Instrument and a legal decription of property to be sold.

If the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, an equal to the tax liability must be remitted to the State of Tennessee. The amount of tax, penalty and interest that is due as of **June 11, 1999** is **$6,511.19**.

After the sale, please furnish me with an accounting of the sale (closing statement), and I will, then, partially release the State's tax lien on the property sold.

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

Sincerely,

Jerry Sweafford
Jerry Sweafford
Account Technician
Special Procedures Section

per Jerry, noted system - we are in compliance. JE

JS:elw

c: Bob Tyree, Revenue Enforcement Manager, Nashville/Columbia Region

EXHIBIT "B"