Davidson County DEEDTRS
Recvd: 02/19/09 08:46 8 pgs
Fees:43.00 Taxes:481.00
20090219-0014065

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/ Parcel
American General Financial Services, Inc. 2720 Old Lebanon Road, Suite 109 Nashville, TN 37214	SAME	61-05 11.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated August 16, 2005, executed by Vaughn K. Johnson and wife Theresa R. Johnson, to REAL ESTATE LOAN SERVICES Davidson Co., Trustee, of record at Instrument No. 20050819-0098903, Register's Office for Davidson County, Tennessee, to secure the payment of the indebtedness described therein for the benefit of American General Financial Services, Inc.; and,

WHEREAS, the lawful owner and holder of the indebtedness having appointed the undersigned, Kevin J. Jones, 1801 8th Ave. S., Ste. 100, Nashville, TN 37203, or his duly appointed agent as Substitute Trustee by written instrument of record at Instrument No. 20080925-0097672, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in the Davidson A.M. section of The Tennessean, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on Friday, February 13, 2009, at the front door of the Metro Davidson County Courthouse and City Hall, One Public Square, Nashville, Tennessee; and,

WHEREAS, the highest, last and best bid received was in the amount of One Hundred Thirty Thousand Dollars ($130,000.00), said offer and bid having been made by American General Financial Services, Inc.;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to American General Financial Services, Inc., its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Gra-Mar Acres, Section XI, of record in Book 2663, page 113, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Lemont Drive at the corner of Lots Nos. 311 and 312; thence with the line between said lots, westerly 250 feet to a point; thence northerly 170 feet to the south margin of Broadmoor Drive; thence with the margin of said Drive, easterly 225 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the west margin of Lemont Drive; thence with the margin of said Drive, southerly 145 feet to the point of beginning.

INCLUDED In the above description, but expressly EXCLUDED therefrom is the following described property conveyed to the State of Tennessee by Allen M. Nichols and wife, Dorothy J. Nichols, by deed of record in Book 5035, page 150, said Register's Office:

Beginning at the point of intersection of the east boundary of the Charles M. Haile property and the south margin of Broadmoor Drive; thence along the said south margin eastwardly 225 feet, more or less, to the beginning of a curve; thence around said curve southeastwardly 39.27 feet to the East margin of Lemont Drive; thence along a curve left having a radius of 18 feet northwestwardly 28.60 feet to a point; thence North 84 degrees 04 minutes 25 seconds West 232.03 feet to a point in the said east boundary; thence along the said east boundary North 6 degrees 57 minutes 22 seconds East 15.83 feet to the point of beginning and containing 3,851 square feet.

Being the same property conveyed to Vaughn K. Johnson and wife, Theresa R. Johnson, by deed from Clifton G. Smith, married, dated September 3, 1993, recorded September 23, 1993, of record in Book 9090, page 229, in the Register's Office for Davidson County, Tennessee.

This property is commonly known as 509 Lemont Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American General Financial Services, Inc., its successors, heirs and assigns, forever.

The land described herein is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. §7425(d)(1).

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 18th day of February, 2009.

Kevin J. Jones, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of February, 2009.

Notary Public
My Commission Expires: May 22, 2010

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this 18th day of February, 2009.

Notary Public
My Commission Expires: May 22, 2010

LAW OFFICE
KEVIN J. JONES
ATTORNEY AT LAW

1801 8TH AVENUE SOUTH
SUITE 100
NASHVILLE, TENNESSEE 37203

TELEPHONE: 615-383-9999

TELEFAX: 615-383-6006

January 14, 2009

Area Director- Compliance
INTERNAL REVENUE SERVICE
801 Broadway, MDP 53
Nashville, Tennessee 37203

Hand Delivered:
January 14, 2009

RECEIVED
2009 JAN 14 AM 11:42
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

Re: IRS District Office- Nashville
Tax Lien Serial No: 464951508
Lien Recorded: 08/25/2008- Register's Office for Davidson County, TN
Unpaid Balance of Assessment: $4601.95
Taxpayer: Vaughn K. Johnson
Property Address: 509 Lemont Dr.
Nashville, Davidson County, TN 37216

Dear Sir or Madam:

Pursuant to the provisions of Section 7425 of the Internal Revenue Code please accept this notice that the referenced property affected by the tax lien referred to above, will be sold at foreclosure sale, to the highest bidder for cash, on Friday, February 13, 2009 at 11:00 a.m. at the front door of the Metro Davidson County Courthouse and City Hall, One Public Square, Nashville, Tennessee. This property is more accurately described in the attached Deed of Trust. Also attached please find the following:

1. Copy of the Tax Lien
2. Copy of the Deed of Trust being foreclosed on
3. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $152,958.39, exclusive of attorney's fees, foreclosure costs and accrued interest. The holder of the mortgage will at the sale bid in the property at approximately $152,958.39, plus costs and fees of approximately $2500.00. However, the lender reserves the right to bid less than the total debt in order to preserve a possible deficiency.

Sincerely yours,

Kevin J. Jones

KJJ/ens
Enclosures

Received By: Shannon Kelley

Date Received: 01/14/2009

Enclosures Received: _____

cc: Michelle Jumpeter
American General Financial Services, Inc.

LAW OFFICE
KEVIN J. JONES
ATTORNEY AT LAW
1801 8TH AVENUE SOUTH
SUITE 100
NASHVILLE, TENNESSEE 37203

TELEPHONE: 615-383-9999

TELEFAX: 615-383-6006

January 14, 2009

Area Director- Compliance
INTERNAL REVENUE SERVICE
801 Broadway, MDP 53
Nashville, Tennessee 37203

Hand Delivered:
January 14, 2009

RECEIVED
2009 JAN 14 AM 11:44
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

Re: IRS District Office- Nashville
Tax Lien Serial No: 464948608
Lien Recorded: 08/25/2008- Register's Office for Davidson County, TN
Unpaid Balance of Assessment: $155,908.34
Taxpayer: Vaughn K. Johnson, a Partnership
Property Address: 509 Lemont Dr.
Nashville, Davidson County, TN 37216

Dear Sir or Madam:

Pursuant to the provisions of Section 7425 of the Internal Revenue Code please accept this notice that the referenced property affected by the tax lien referred to above, will be sold at foreclosure sale, to the highest bidder for cash, on Friday, February 13, 2009 at 11:00 a.m. at the front door of the Metro Davidson County Courthouse and City Hall, One Public Square, Nashville, Tennessee. This property is more accurately described in the attached Deed of Trust. Also attached please find the following:

1. Copy of the Tax Lien
2. Copy of the Deed of Trust being foreclosed on
3. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $152,958.39, exclusive of attorney's fees, foreclosure costs and accrued interest. The holder of the mortgage will at the sale bid in the property at approximately $152,958.39, plus costs and fees of approximately $2500.00. However, the lender reserves the right to bid less than the total debt in order to preserve a possible deficiency.

Sincerely yours,

Kevin J. Jones

KJJ/ens
Enclosures

Received By: Johnson Kelley
Date Received: 01/14/2009
Enclosures Received: _____

cc: Michelle Jumpeter
American General Financial Services, Inc.

LAW OFFICE
KEVIN J. JONES
ATTORNEY AT LAW

1801 8TH AVENUE SOUTH
SUITE 100
NASHVILLE, TENNESSEE 37203

TELEPHONE: 615-383-9999

TELEFAX: 615-383-6006

January 14, 2009

Area Director- Compliance
INTERNAL REVENUE SERVICE
801 Broadway, MDP 53
Nashville, Tennessee 37203

Hand Delivered:
January 14, 2009

INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

2009 JAN 14 AM 11:45

RECEIVED

Re: IRS District Office- Nashville
Tax Lien Serial No: 467040008
Lien Recorded: 09/02/2008- Register's Office for Davidson County, TN
Unpaid Balance of Assessment: $6126.73
Taxpayer: Vaughn K. Johnson
Property Address: 509 Lemont Dr.
Nashville, Davidson County, TN 37216

Dear Sir or Madam:

Pursuant to the provisions of Section 7425 of the Internal Revenue Code please accept this notice that the referenced property affected by the tax lien referred to above, will be sold at foreclosure sale, to the highest bidder for cash, on Friday, February 13, 2009 at 11:00 a.m. at the front door of the Metro Davidson County Courthouse and City Hall, One Public Square, Nashville, Tennessee. This property is more accurately described in the attached Deed of Trust. Also attached please find the following:

1. Copy of the Tax Lien
2. Copy of the Deed of Trust being foreclosed on
3. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $152,958.39, exclusive of attorney's fees, foreclosure costs and accrued interest. The holder of the mortgage will at the sale bid in the property at approximately $152,958.39, plus costs and fees of approximately $2500.00. However, the lender reserves the right to bid less than the total debt in order to preserve a possible deficiency.

Sincerely yours,

Kevin J. Jones

KJJ/ens
Enclosures

Received By: [signature]
Date Received: 01/14/2009
Enclosures Received: _____

cc: Michelle Jumpeter
American General Financial Services, Inc.

LAW OFFICE
KEVIN J. JONES
ATTORNEY AT LAW
1801 8TH AVENUE SOUTH
SUITE 100
NASHVILLE, TENNESSEE 37203

TELEPHONE: 615-383-9999

TELEFAX: 615-383-6006

January 14, 2009

Area Director- Compliance
INTERNAL REVENUE SERVICE
801 Broadway, MDP 53
Nashville, Tennessee 37203

Hand Delivered:
January 14, 2009

INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

2009 JAN 14 AM 11:41

RECEIVED

Re: IRS District Office- Nashville
Tax Lien Serial No: 483369508
Lien Recorded: 10/27/2008- Register's Office for Davidson County, TN
Unpaid Balance of Assessment: $6550.11
Taxpayer: Vaughn K. Johnson
Property Address: 509 Lemont Dr.
Nashville, Davidson County, TN 37216

Dear Sir or Madam:

Pursuant to the provisions of Section 7425 of the Internal Revenue Code please accept this notice that the referenced property affected by the tax lien referred to above, will be sold at foreclosure sale, to the highest bidder for cash, on Friday, February 13, 2009 at 11:00 a.m. at the front door of the Metro Davidson County Courthouse and City Hall, One Public Square, Nashville, Tennessee. This property is more accurately described in the attached Deed of Trust. Also attached please find the following:

1. Copy of the Tax Lien
2. Copy of the Deed of Trust being foreclosed on
3. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $152,958.39, exclusive of attorney's fees, foreclosure costs and accrued interest. The holder of the mortgage will at the sale bid in the property at approximately $152,958.39, plus costs and fees of approximately $2500.00. However, the lender reserves the right to bid less than the total debt in order to preserve a possible deficiency.

Sincerely yours,

Kevin J. Jones

KJJ/ens
Enclosures

Received By: [signature]

Date Received: 01/14/2009

Enclosures Received: _____

cc: Michelle Jumpeter
American General Financial Services, Inc.

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

February 11, 2009

Kevin J. Jones
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Dear Mr. Jones:

This is to acknowledge receipt of your correspondence dated January 14, 2009 regarding Vaughn K. Johnson, 509 Lemont Drive, Nashville, Tennessee 37216, TIN XX-XXX2552. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 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 below.

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 the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact James Kelley, badge number 62-09529, telephone number, (615)250-5403, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Cynthia Blaze

for Leticia Dunn
Technical Services Group Manager

Enclosure