Tennessee FHA

74-4-119/040 67312

Fatima Telwar
JBN #736-62308
FHA #483-1701739-203

SUBSTITUTE TRUSTEE'S DEED BOOK 8739 PAGE 128

WHEREAS, by Deed of Trust dated September 24, 1990, and recorded in Book 8339, Page 957, in the Register's Office of Davidson County, Tennessee, Fatima K. Telwar, an unmarried woman, conveyed to Stuart Jones 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

RE-RECORD BOOK 8750 PAGE 10

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 8663, Page 745 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 August 18, 1992, 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 James B. Nutter & Company, a corporation, whose address is P.O. Box 10346, Kansas City, Missouri 64111, at and for the sum of Sixty-Two Thousand Seven Hundred Thirty-Five and 43/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said James B. Nutter & Company has assigned its interests in the said property to The Secretary of Housing and Urban Development of Washington, D.C., 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 James B. Nutter & 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 Housing and Urban Development of Washington, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 142, on the Plan of Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C" and a tract marked "Hermitage Swimming Club, Inc" of Hermitage Hills, Section 12, as shown on plat of record in Plat Book 5210, Page 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Subject to all restrictions, reservations and easements now of record, if any.

Fatima K. Telwar obtained title to the above referenced real estate by Deed of record in Book 8215, Page 688, Register's Office of Davidson County, Tennessee.

Mail to:

This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
MEMPHIS, TN 38103-1991

Subject to any unpaid taxes.

Proper notice of this sale has been given to the Internal Revenue Service and State of Tennessee and this sale is made subject to the redemption rights. BOOK 8739 PAGE 129

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 Housing and Urban Development of Washington, D.C., 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.

RE-RECORD BOOK 8750 PAGE 11

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	6.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	500.00
Credit on Note	61,944.53
	$62,735.43

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, on August 18, 1992 has hereunto set his hand and seal.

Arnold M Weiss Substitute Trustee

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 18, 1992, 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.

Laura Lea Price

NOTARY PUBLIC My Commission Expires Jan. 29, 1994

NOTARY PUBLIC SHELBY COUNTY LAURA LEE PRICE

My Commission Expires:

NO TAX

PROPERTY ADDRESS
747-749 Linden Green Drive
Hermitage, Tennessee 37076

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Property Disposition Division
Federal Housing Administration
Suite 200
251 Cumberland Bend Drive
Nashville, TN 37228-1803

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

Mail to:

0439 09/28 0101 03CHECK
8.00

A.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SEP 28 9 51 AM '92

IDENTIFICATION REFERENCE

49115

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

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE (901) 526-[illegible]
TELECOPIER (901) 526-3061

July 17, 1992

RE-RECORD
BOOK 8750 PAGE 12

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Commissioner of Revenue
State of Tennessee
P. O. Box 3287, Uptown Station
Nashville, Tennessee 37219

ATTN: Director, Tax Enforcement

Re: Section 67-6035 Notice of Sale
Fatima Telwar
747-749 Linden Green Dr.
Hermitage, TN 37076
Nutter #736-62308
FHA #483-1701739-203

Gentlemen:

We represent James B. Nutter & Co., the holder of a Promissory Note executed by Fatima K. Telwar, dated September 24, 1990 in the original amount of $58,595.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 8339, Page 957, 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, August 18, 1992.

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 James B. Nutter & Company.

2. A copy of the lien filed by the State of Tennessee of record in Book 8650, Page 868, Register's Office of Davidson County, Tennessee, is attached.

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

RE-RECORD
BOOK 8750 PAGE 13

3. The street address of the property affected by this notice is 747-749 Linden Green Drive, Hermitage, Tennessee, said property being more particularly described as:

> Land in Davidson County, Tennessee, being Lot No. 142, on the Plan of Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C" and a tract marked "Hermitage Swimming Club, Inc" of Hermitage Hills, Section 12, as shown on plat of record in Plat Book 5210, Page 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Subject to all restrictions, reservations and easements now of record, if any.

4. The real property herein described will be sold at public auction for cash on Tuesday, August 18, 1992 commencing at 10:00 a.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 $58,236.60 as of July 17, 1992 with accrued interest at the rate of 11.0% per annum from January 1, 1992 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 $956.00.

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:sk
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

July 17, 1992

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

RE-RECORD
BOOK 8750 PAGE 14

ATTN: Chief, Special Procedures Staff

Re: Serial # 629158945
Fatima Telwar
747-749 Linden Green Dr.
Hermitage, TN 37076
Nutter #736-62308
FHA #483-1701739-203

Dear Sir:

We represent James B. Nutter & Co. 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 8339, Page 957, 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 Tuesday, August 18, 1992 at 10:00 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 $58,236.60, plus interest at the rate of 11.0% per annum from January, 1992 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 8406, Page 396, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:sk

Internal Revenue Service

District Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-8838
Date:
July 28, 1992

ARNOLD M. WEISS
LAW OFFICES OF ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS TN 38103

RE-RECORD
BOOK 8750 PAGE 15

Re: Notice of Sale
Taxpayer: TELWAR, FATIMA
Property Address: 747-749 LINDEN GREEN DRIVE
HERMITAGE, TN 37076

Dear Mr. Weiss:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice was filed on time and contains all of the required information.

If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

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

August 7, 1992

RE-RECORD
BOOK 8750 PAGE 16

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

Re: Foreclosure Sale of Property Owned by
Fatima Telwar
Account number:

Dear

This is in reference to your letters dated July 17, 1992 concerning the foreclosure sales of property owned by Fatima Telwar.

Your letters do comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sales produce more than the amount needed to satisfy the cost of sales, the indebtedness indicated in your letters, and any other superior liens, the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of August 30, 1992 is $3,719.98.

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

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

RE-RECORD
5242

OCT 6 1 10 PM 92
DAVIDSON COUNTY, TN

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:rcw

xc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region

8020 10/06 0101 03CHECK
28.00