Tennessee FHA

John M. Baker
BA/MC #116594
FHA #483-071139-203

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

-10-135/2310 08/15

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 15, 1979, and recorded in Book 5452, Page 561, in the Register's Office of Davidson County, Tennessee, Terri Dawn Donnell and Ida Pearl Cothron, conveyed to Wayne R. Tate 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 8814, Page 294 in the Register's Office of Davidson County, Tennessee; and,

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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 January 13, 1993, 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 Barclays American Mortgage Corporation, a corporation, whose address is P.O. Box 31728, Charlotte, North Carolina 28231-1728 at and for the sum of Thirty Thousand Nine Hundred Eighty-One and 90/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Barclays American Mortgage Corporation 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 Barclays American Mortgage Corporation 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lots No. 276 and 277 on the Plan of the McEwen Place, of record in Book 332, page 133, Register's Office for said County.
Said Lots 276 and 277 adjoin and front together 60 feet on the southerly side of Ordway Place, formerly Grove Avenue, and run back between parallel lines 135.8 feet on the westerly line and 135.4 feet on the easterly line, to an alley.

John M. Baker and Donald E. Ragsdale obtained title to the above referenced real estate by Deed of record in Book 7101, Page 685, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been given to the State of Tennessee and this sale is made subject to the redemption rights of the State of Tennessee.

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.

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The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	8.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	500.00
Credit on Note	30,239.00
	$30,981.90

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 January 13, 1993 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 13, 1993, 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 March 22, 1995

NO TAX

PROPERTY ADDRESS
1622 Ordway Place
Nashville, Tennessee 37206

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

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

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE (901) 526-8294
TELECOPIER (901) 526-3067

December 18, 1992

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CERTIFIED MAIL - RETURN RECEIPT REQUESTED

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

4069 02/16 0101 03CHECK 20.00

ATTN: Director, Tax Enforcement

Re: Section 67-6035 Notice of Sale
John M. Baker
1622 Ordway Place
Nashville, TN 37206
BA/MC #116594
FHA #483-071139-203

Gentlemen:

We represent Barclays American Mortgage Corporation, the holder of a Promissory Note executed by Terri Dawn Donnell and Ida Pearl Cothron dated June 15, 1979 in the original amount of $36,000.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 5452, Page 561, 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 Wednesday, January 13, 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 Barclays American Mortgage Corporation.

2. A copy of the lien filed by the State of Tennessee of record in Book 8664, Page 174, Register's Office of Davidson County, Tennessee, is attached.

3. The street address of the property affected by this notice is 1622 Ordway Place, Nashville, Davidson County, Tennessee, said property being more particularly described as:

LAW OFFICES OF
ARNOLD M WEISS
[illegible]
MEMPHIS TENN 38103 1991

ARNOLD M WEISS
MARSHA CRAVEN

TELEPHONE (901) 526 8295
TELECOPIER (901) 526 3061

Being Lots No. 276 and 277 on the Plan of the McEwen Place, of record in Book 332, page 133, Register's Office for said County.
Said Lots 276 and 277 adjoin and front together 60 feet on the southerly side of Ordway Place, formerly Grove Avenue, and run back between parallel lines 135.8 feet on the westerly line and 135.4 feet on the easterly line, to an alley.

4. The real property herein described will be sold at public auction for cash on Wednesday, January 13, 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 $27,535.44 as of December 18, 1992 with accrued interest at the rate of 10.0% per annum from April 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 $958.00.

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

AMWsk
Enclosure

9 2 7 4 9
IDENTIFICATION REFERENCE
FEB 16 1 49 PM '93
[illegible]
DAVIDSON COUNTY, TN

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

January 5, 1993

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

Re: Foreclosure Sale of Property Owned by
John M. Baker
Account number: 3-000165891-001-8

Dear Mr. Weiss,

This is in reference to your letter dated December 18, 1992 concerning a foreclosure sale of property owned by John M. Baker.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of sale, the indebtedness indicated in your letter, 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 February 17, 1993 is $6,068.96.

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

I trust that this has answered your letter, but if not,

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