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

Tennessee FHA

Name: Tom Ross and Ann Ross
S&K#: 92-1292
FHA #: 483-1521101
Loan#: 367026-1

SUBSTITUTE TRUSTEE'S DEED BOOK 8884 PAGE 532

WHEREAS, by Deed of Trust dated November 29, 1988, recorded in Book 7721, Page 554, Register's Office of Davidson County, Tennessee, Roberta Huhn, unmarried conveyed to Steven G. Waters, 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 8751, Page 634, 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 **WEDNESDAY, DECEMBER 9, 1992** at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 A Mortgage Company f/k/a America's Mortgage Company, whose address is 500 East Monroe P. O. Box 6548, Springfield, IL 62708-6548, at and for the sum of $54,925.66, that being the highest and best bid offered; and,

WHEREAS, the said A Mortgage Company f/k/a America's Mortgage Company has assigned its interests in the said property to Secretary of Housing and Urban Development, 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 A Mortgage Company f/k/a America's Mortgage Company, 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 Secretary of Housing and Urban Development, 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:

Described property in Davidson County, Tennessee, being Lot No. 63 on the Plan of Bess Estates, Section 2, of record in Book 4675, page 5, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed recorded in Book 7721, Page 554, 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 7721, Page 554, Register's

Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8204, Page 773, Register's Office for Davidson County, Tennessee.

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.

This conveyance is subject to the right of the State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433(c)(1). Attached hereto is a copy of said notice.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

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 Secretary of Housing and Urban Development, Washington, D.C., his 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 December 9, 1992.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 9th day of December, 1992, 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 day and year above written.

Notary Public

TIFFANY STERLING
NOTARY AT LARGE
SHELBY COUNTY, TN
My Commission Expires 8-26-96

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 129 Robert Yoest Drive, Nashville, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Cumberland Bend Office Center
251 Cumberland Bend Drive
Suite 200
Nashville, TN 37228-1803
ATTENTION: Single Family Property Disposition Branch

S & K File #92-1292

Map & Parcel - 162-6-382

SHAPIRO & KIRSCH
Attorneys At Law
5101 Wheelis Drive, Suite 214
Memphis, Tennessee 38117
(901)767-5566

October 20, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 886 360

State of Tennessee
Department of Employment Security
Legal Section
12th Fl. Volunteer Plaza Bldg.
500 James Robertson Pkwy.
Nashville, TN 37219

RE: Property Address: 129 Robert Yoest Drive, Nashville, TN 37013
Property Owner(s): Tom Ross and Ann Ross

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Standard Federal, I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by A Mortgage Company f/k/a America's Mortgage Company

The legal description of the property is:

Described property in Davidson County, Tennessee, being Lot No. 63 on the Plan of Bess Estates, Section 2, of record in Book 4675, page 5, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Your Notice of Tax Liens were filed: March 19, 1992.

County: Davidson
District:
Account Number: 366-328

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: December 9, 1992
Time: 10:00 a.m.

93093

32.00

The approximate amount of the principal obligation including interest is $48,393.07.

The approximate expenses will be:

Advertisement	$400.00
Attorney fee	$500.00
Recording	$ 32.00

Please advise immediately of any problems or objections.

Sincerely,

Joe M. Kirsch

Enclosures
cc: Standard Federal

P 457 886 360

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to: State Of Tennessee	
Street and No.: Dept. Of Employment	
P.O., State and ZIP Code: Security	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date: 10-20-92	

PS Form 3800, June 1985 ☆U.S.G.P.O. 1988-234-555

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- 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 Fee will provide you the signature of the person delivered to and the date of delivery.

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:
State Of Tennessee
Department of Employment Security
Legal Section
7th Fl Volunteer Plaza Bldg.
500 James Robertson Pkwy.
Nashville, TN 37219

4a. Article Number: P 457 886 360

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

7. Date of Delivery: 10-23-92

5. Signature (Addressee)

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

6. Signature (Agent): M Carlisle

PS Form 3811, November 1990 ☆U.S. GPO: 1991—287-008 DOMESTIC RETURN RECEIPT

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

October 20, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 886 359

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 129 Robert Yoest Drive, Nashville, TN 37013
Property Owner(s): Tom Ross and Ann Ross

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Standard Federal, I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by A Mortgage Company f/k/a America's Mortgage Company.

The legal description of the property is:

Described property in Davidson County, Tennessee, being Lot No. 63 on the Plan of Bess Estates, Section 2, of record in Book 4675, page 5, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Your Notice of Tax Lien was filed: Book 8671, Page 654

County: Davidson
Date: July 8, 1992
District:

and has Account Number: 1-412787816-001-3

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: December 9, 1992
Time: 10:00 a.m.

The approximate amount of the principal obligation including interest is $48,393.07.

The approximate expenses will be:

Advertisement	$400.00
Attorney fee	$500.00
Recording	$ 32.00

Please advise immediately of any problems or objections.

Sincerely,

Joe M. Kirsch

Encl.
cc: Standard Federal

P 457 886 359

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to: State of Tennessee
Street and No.: Commissioner of Revenue
P.O., State and ZIP Code

Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	10-20-92

PS Form 3800, June 1985 * U.S.G.P.O. 1986-234-555

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- 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 Fee will provide you the signature of the person delivered to and the date of delivery.

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: State of Tennessee Commissioner of Revenue Andrew Jackson State Office Bldg. Nashville, TN 37242-0002

4a. Article Number P 457 886 359

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

7. Date of Delivery

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

5. Signature (Addressee) Joe M. Kirsch

6. Signature (Agent) OCT 22 1992

PS Form 3811, November 1990 * U.S. GPO: 1991—287-096 **DOMESTIC RETURN RECEIPT**

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 8884 PAGE 538

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

October 20, 1992

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 886 358

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 Roberta Huhn, unmarried to Steven G. Waters, Trustee, dated November 29, 1988, recorded in the Register's Office of Davidson County, Tennessee, in Book 7721, Page 554, has been requested by the noteholder, A Mortgage Company f/k/a America's Mortgage Company, 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 8580, Page 649.

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 in Davidson County, Tennessee, being Lot No. 63 on the Plan of Bess Estates, Section 2, of record in Book 4675, page 5, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

(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 Wednesday, December 9, 1992, 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	$ 48,393.07
Interest from 4/92-12/92	$ 3,761.10
Late charges	$ 186.48
Attorney fees	$ 500.00
Advertisement	$ 400.00
Recording charges	$ 32.00
State tax	$ 175.80
TOTAL	$ 53,448.45

Enclosed is a copy of the Warranty Deed and 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: Standard Federal

P 457 886 358

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to District Director	
Street and No. 125	
P.O., State and ZIP Code	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date 10-20-92	

PS Form 3800, June 1985 ★U.S.G.P.O. 1985-234-865

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- 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 Fee will provide you the signature of the person delivered to and the date of delivery.

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:
District Director
Internal Revenue Service
P.O. Box 1407
Nashville TN 37202

4a. Article Number P 457 886 358

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

7. Date of Delivery 10-22-92

5. Signature (Addressee)

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

6. Signature (Agent)

PS Form 3811, November 1990 ★U.S. GPO: 1991—287-066 DOMESTIC RETURN RECEIPT

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