Tennessee FHA

71-12-154/1204 46225

William G. Brown
SunTrust #070015
FHA #483-1410152-748

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 19, 1987, and recorded in Book 7409, Page 153, in the Register's Office of Davidson County, Tennessee, William Gene Brown, Jr. and wife, Penny Brown, conveyed to Warren H. Wild, Jr. 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 8863, Page 608 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 March 24, 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 SunTrust Mortgage, Inc., a corporation, whose address is P.O. Box 100100, Atlanta, Georgia 30348 at and for the sum of Thirty-Five Thousand Four Hundred Eleven and 13/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said SunTrust Mortgage, Inc. 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 SunTrust Mortgage, Inc. 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 Lot No. 54 on the Plan of on the Map of Victory Heights Subdivision, of record in Book 1130 at page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

William Gene Brown, Jr. and wife, Penny Brown obtained title to the above referenced real estate by Deed of record in Book 7409, Page 150, Register's Office of Davidson County, Tennessee.

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 this sale is made subject to the redemption rights of the Internal Revenue Service.

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.

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	34,668.23
	$35,411.13

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 March 24, 1993 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

93 04 23 0102 03CHECK 16.00

On March 24, 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 28, 1995

NO TAX

PROPERTY ADDRESS
912 Chickasaw Avenue
Nashville, Tennessee 37207

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

12191

RECEIVED FOR RECORD
APR 23 9 02 AM '93
DAVIDSON COUNTY, TN

LAW OFFICES OF
ARNOLD M. WEISS
A PROFESSIONAL CORPORATION
MEMPHIS, TENNESSEE 38103-1931

February 26, 1993

BOOK 8923 PAGE 990

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

ATTN: Chief, Special Procedures Staff

Re: Serial # 629158147
Mr. & Mrs. William G. Brown
912 Chichasaw Avenue
Nashville, TN 37207
SunTrust #070015
FHA 483-1410152-748

Dear Sir:

We represent SunTrust Mortgage, Inc. 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 7409, Page 153, 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 March 24, 1993 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 $32,403.88, plus interest at the rate of 11.0% per annum from September 1, 1992 and the foreclosure fees and expenses incurred.

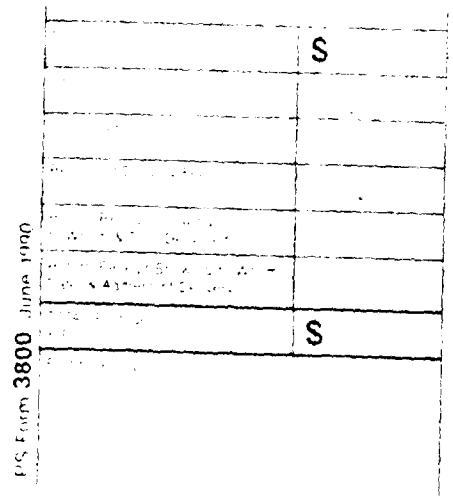
A xerox copy of your form 668 of record in Book 8401, Page 77, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:dkc

Certified Mail Receipt



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:

IRS
301 [illegible]
Austin, TX

Scottish Rite

4a. Article Number
P 577 409 261

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

7. Date of Delivery
3/2/93

5. Signature (Addressee)

6. Signature (Agent)
Ellen Stamer

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

PS Form 3811, November 1990 ★U.S. GPO: 1991—287-088 **DOMESTIC RETURN RECEIPT**

RECORDED IMAGE
LEGIBILITY OF WRITING, PRINTING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED