THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P O BOX 241155
MEMPHIS, TN 38124 1158

BOOK 8973 PAGE 743

Tennessee FHA

Name: Ronny E. Gann, Sr.
S&K#: 93-0283
FHA #: 483-0985133-203b
Loan#: 402562

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated November 8, 1984, recorded in Book 6428, Page 189 and re-recorded in Book 6438, 177, Register's Office of Davidson County, Tennessee, Thomas H. Faulk and wife, Sandra F. Faulk conveyed to Michael L. Padalino, 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 8890, Page 444, 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, MAY 26, 1993** 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 AmSouth Mortgage Company, Inc., whose address is P.O. Box 847, Birmingham, AL 35201, at and for the sum of $38,551.87, that being the highest and best bid offered; and,

WHEREAS, the said AmSouth Mortgage Company, Inc. 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 AmSouth Mortgage Company, Inc., 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 Antioch, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee being Lot No. 81B on the Plan of Haywood Forest, Section Three, as of record in Book 5200, Page 245, amended in Book 5800, page 358, 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 6428, Page 189 and re-recorded in Book 6438, 177, 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 6428, Page 189 and re-recorded in Book 6438, 177, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8117, Page 95, 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.

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 the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

4520 06/07 0101 03CHECK 16.00

On the 26th day of May, 1993, 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 My Commission Expires 5-14-96

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 401 Gillespie Court, Antioch, 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 #93-0283
Map & Parcel - 148-14-305

2759.8

IDENTIFICATION REFERENCE

JUN 7 3 19 PM '93

ALEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

April 2, 1993

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 457 887 968

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 Thomas H. Faulk and wife, Sandra F. Faulk to Michael L. Padalino, Trustee, dated November 8, 1984, recorded in the Register's Office of Davidson County, Tennessee, in Book 6428, Page 189 and re-recorded in Book 6438, Page 177, has been requested by the noteholder, AmSouth Mortgage Company, Inc., 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 8072, Page 315.

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. 81B on the Plan of Haywood Forest, Section Three, as of record in Book 5200, Page 245, amended in Book 5800, page 358, 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, May 26, 1993, 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 | $ 33,283.37 |
| Interest from 8/92-5/93 | $ 3,558.00 |
| Late charges | $ 173.90 |
| Attorney fees | $ 500.00 |
| Advertisement | $ 400.00 |
| Recording charges | $ 32.00 |
| State tax | $ 125.23 |
| TOTAL | $ 38,072.50 |

Enclosed is a copy of the Warranty Deed and Deed of Trust. Please be advised that Robert Baker was in chain of title also, therefore, we have enclosed a copy of the Warranty Deed to him.

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH

Joe M. Kirsch
Enclosures
cc: AmSouth Mortgage Company, Inc.

P 457 887 968

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

| | |
|---|---|
| Sent to: District Director | |
| Street and No. IRS | |
| 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 | 4-2-93 |

PS Form 3800, June 1985 U.S.G.P.O. 1989-234-555

**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:
District Director
Internal Revenue Service
P.O. Box 1107
Nashville, TN 37202

4a. Article Number: P 457 887 968

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

7. Date of Delivery: APR 07 1993

5. Signature (Addressee)

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

6. Signature (Agent): M Baggett

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