Tennessee FHA

Alice Dunlap
LM #548400
FHA #483-1348183-703

BOOK 8990 PAGE 356

MAP 42-15-7. / 11D 18560

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 15, 1987, and recorded in Book 7240, Page 49, in the Register's Office of Davidson County, Tennessee, Tyler G. Ford, III and wife, Angela O. Ford, conveyed to Douglas R. Berry 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 8599, Page 35 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 The Leader Mortgage Co., a corporation, whose address is 1015 Euclid Ave., Room 650, Cleveland, Ohio 44115 at and for the sum of Ninety-Seven Thousand Eight Hundred Fifty-Nine and 68/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said The Leader Mortgage Co. 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 The Leader Mortgage Co. 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 Madison, County of Davidson, State of Tennessee, to-wit:

TRACT ONE:

Land in the 11th Civil District of Davidson County, Tennessee, shown as part of an unnumbered tract on the unrecorded map of Marthonna and described as follows:

Beginning at a point in the east margin of Graycroft Avenue at the northwest corner of the property conveyed to Elsie O. Dunn, by deed from Cumberland Development Company, of record in Book 1970, Page 585, Register's Office for said County, said point being 1,129.2 feet south of Old Hickory Boulevard; thence with said Dunn's north line South 87° 20' East 268.8 feet to the west line of Block C on said Plan, being at the common corner of Lots 56 & 57; thence along the west line of said block northerly 100 feet to the corner of Lots 52 & 53 on said Plan; thence North 87° 20' West 268 feet to the east margin of Graycroft Avenue; thence with the margin of the same, southerly 100 feet to the point of beginning.

TRACT TWO:

Being part of an unnumbered tract known as a part of Block "C" on the unrecorded Map of Marthona Subdivision, and described according to a copy of survey by Harvey Gee, Surveyor, dated March 19, 1951, as follows:

Beginning at an iron pin in the easterly margin of Graycroft Road, as extended, 950.5 feet south of the southwest corner of a tract conveyed to H.L. King and wife, by deed of record in Book 1847, Page 205, Register's Office for said County; thence south 87° 20' East 268.8 feet to an iron pin at the common corner of Lots 56 & 57 of Block "C" of said Marthona Plan; thence along the westerly or rear line of Lots 57 & 58 of said block, South 2° 53' West 50 feet to a point at the corner of Lots 58 & 59; thence North 87° 20' West 268.7 feet, more or less, to a point in the easterly margin of Graycroft Road; thence with the margin of said Road, North 2° 45' East 50 feet to the beginning.

Alice L. Dunlap obtained title to the above referenced real estate by Deed of record in Book 8017, Page 42, 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 State of Tennessee and this sale is made subject to the redemption rights.

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	97,116.78
	$97,859.68

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

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 29, 1995

NO TAX

PROPERTY ADDRESS
109 S. Graycroft
Madison, Tennessee 37115

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

0848 06/23 0101 03CHECK
20.00

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

February 26, 1993

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
Alice Dunlap
109 S. Graycroft
Madison, TN 37115
Leader #548400
FHA 483-1348183-703

Gentlemen:

We represent The Leader Mortgage Co., the holder of a Promissory Note executed by Tyler G. Ford, III and wife, Angela O. Ford, dated May 15, 1987 in the original amount of $89,838.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 7240, Page 49, 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, March 24, 1993.

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 The Leader Mortgage Co..

2. A copy of the lien filed by the State of Tennessee of record in Book 8491, Page 280, 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

3. The street address of the property affected by this notice is 109 S. Graycroft, Madison, Davidson County, Tennessee, said property being more particularly described as:

4. The real property herein described will be sold at public auction for cash on Wednesday, March 24, 1993 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 $86,272.93 as of February 1, 1991 with accrued interest at the rate of 8.5% per annum 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 $850.00.

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:dkc
Enclosure

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

March 18, 1993

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

Re: Foreclosure Sale of Property Owned by
Alice Dunlap
Account numbers: 1-408880316-001-2
3-000212227-001-4

Dear Mr. Weiss,

This is in reference to your letter dated February 26, 1993 concerning a foreclosure sale of property owned by Alice Dunlap.

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 April 20, 1993 is $3,176.00.

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, please let me know.

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

33346
IDENTIF. ↑ REFERENCE
MAIL ENV.
93 JUN 23 AM 8:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.