Tennessee FHA

Name: Billy M. Stephens
S&K#: 93-1142
FHA #: 483-1260876
Loan#: 020029806

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 31, 1986, recorded in Book 7044, Page 803, Register's Office of Davidson County, Tennessee, Jesse C. Hilton and wife, Mabel M. Hilton and Wayne E. Hilton and wife, Patricia S. Hilton conveyed to Stephen R. Josleyn, 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 9078, Page 178, 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, NOVEMBER 24, 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 PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation, whose address is P.O. Box 8110, Vernon Hills, IL 60061, at and for the sum of $74,407.87, that being the highest and best bid offered; and,

WHEREAS, the said PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation 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 PNC Mortgage Corp. of America f/k/a Sears Mortgage Corporation, 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 Madison, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee being Unit No. 115 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed recorded in Book 7044, Page 803, 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 7044, Page 803, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Quit Claim Deed, recorded in Book 8749, Page 451, 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

On the 24th day of November, 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.

Brenda C. Spicer
Notary Public

My Commission Expires 5-14-96

27258
IDENTIF. ↑ REFERENCE

MAR 14 AM 10:4
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 115 Ellington Place, Madison, TN 37115

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, Tennessee 37228-1803
ATTENTION: Single Family Property Disposition Branch

S & K File #93-1142

Map & Parcel - 51-10B-33

12 03/14 0101 03CHECK 16.00

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

October 5, 1993

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
P 196 679 854

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 Jesse C. Hilton and wife, Mabel M. Hilton and Wayne E. Hilton and wife, Patricia S. Hilton to Stephen R. Josleyn, Trustee, dated October 31, 1986, recorded in the Register's Office of Davidson County, Tennessee, in Book 7044, Page 803, has been requested by the noteholder, Sears Mortgage Corporation, 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 6476, Page 51 and Book 6476, Page 55.

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 Unit No. 115 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the

subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

(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 November 24, 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	$ 68,469.96
Interest from 4/93-11/93	$ 4,276.80
Late charges	$ 219.84
Attorney fees	$ 500.00
Advertisement	$ 234.90
Recording charges	$ 24.00
State tax	$ 243.29
TOTAL	$ 73,968.79

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: Sears Mortgage Corporation

P 196 679 854
Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to IRS	
PO 1107	
Nashville, Tn 37202	
93-1142	$ 52
11-24-93	100
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Address	100
TOTAL Postage & Fees	252
Postmark or Date	

USPS 1993 TN COLONIAL STA. NASHVILLE FOR

Form 3800, June 1991

Is your RETURN ADDRESS completed on the reverse side?

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 will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an additional fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
District Director
IRS
PO Box 1107
Nashville, Tn. 37202

4a. Article Number
P 196 679 854

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

5. Signature (Addressee)

6. Signature (Agent)
Pam Biggers

7. Date of Delivery
NOV 23 1993

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

PS Form 3811, December 1991 *U.S. GPO: 1992—323-402 DOMESTIC RETURN RECEIPT

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