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

BOOK 9607 PG 423

Tennessee FHA

Name: Mary D. Jones
S&K#: 94-1151
FHA #: 483-1821921-203
Loan#: 0639501406

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated March 6, 1992, recorded in Book 8574, Page 76, Register's Office of Davidson County, Tennessee, Mary D. Jones and husband, Ollie R. Jones conveyed to Phillip E. Hill, 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 9534, Page 484, 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 **JANUARY 25, 1995** 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 First Bankers Mortgage Corp., whose address is First Bankers Mortgage Corporation, P. O. Box 21717, Waco, Texas 76702-1717, at and for the sum of $71,610.90, that being the highest and best bid offered; and,

WHEREAS, the said First Bankers Mortgage Corp. 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 First Bankers Mortgage Corp., 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 located in the City of Nashville, Davidson County, Tennessee beginning at a point in the Easterly margin of Hamilton Road, and Buena Vista Pike on Southerly line of Mrs. Rosa Lewis' property according to a deed of record in Book 831, Page 264, Register's Office for Davidson County, Tennessee; thence with the Easterly margin of said Hamilton Road, now Buena Vista Pike, and Southerly 65 feet to a point; thence Easterly and with the North line of Charlie J. Resha lot, formerly Tom Resha, 200 feet to a point; thence with the Easterly end of lot described and conveyed Northerly 65 feet to a point 200 feet from the said Hamilton Road, now Buena Vista Pike; thence Westerly and on or with the said Southerly line of said Rosa Lewis property, and 200 feet to said Hamilton Road, now Buena Vista Pike, the place of beginning.

This legal description is identical with that in Deed recorded in Book 8574, Page 76, 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 8574, Page 76, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8550, Page 185, and Book 4505, Page 967, Register's Office for Davidson County, Tennessee.

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

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.

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 27th day of January, 1995, 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

BEVERLY M. METER
MY COMM. EXP.
NOTARY PUBLIC AT LARGE
11-24-97
SHELBY COUNTY, TENN.

95 MAR -1 PM 12:

38195

IDENTIFICATION REFERENCE

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 2604 Buena Vista Pike, Nashville, Tennessee 37218

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 #94-1151**

**Map & Parcel - 70-6-13**

6144 03/01 0101 03CHECK 16.00

BOOK 9607 PG 425

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

December 9, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Z 006 363 484

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

RE: Property Address: 2604 Buena Vista Pike, Nashville, Tennessee 37218
Property Owner(s): Mary D. Jones
S & K #94-1151

Dear Sir:

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

The loan is held by First Bankers Mortgage Corp..

The legal description of the property is:

Described property located in the City of Nashville, Davidson County, Tennessee beginning at a point in the Easterly margin of Hamilton Road, and Buena Vista Pike on Southerly line of Mrs. Rosa Lewis' property according to a deed of record in Book 831, Page 264, Register's Office for Davidson County, Tennessee; thence with the Easterly margin of said Hamilton Road, now Buena Vista Pike, and Southerly 65 feet to a point; thence Easterly and with the North line of Charlie J. Resha lot, formerly Tom Resha, 200 feet to a point; thence with the Easterly end of lot described and conveyed Northerly 65 feet to a point 200 feet from the said Hamilton Road, now Buena Vista Pike; thence Westerly and on or with the said Southerly line of said Rosa Lewis property, and 200 feet to said Hamilton Road, now Buena Vista Pike, the place of beginning.

Your Notice of Tax Lien was filed: Book 7707, Page 28

County: Davidson
Date: November 10, 1988

and has Account Number: 1-412235917-002-6 BOOK 9607 PG 426

The foreclosure will be held for cash:

Place: Davidson County Courthouse
Date: January 25, 1995
Time: 10:00 a.m.

The approximate amount of the principal obligation including interest is $64,024.76.

The approximate expenses will be:

| | |
|---|---|
| Advertisement | $224.10 |
| Attorney fee | $500.00 |
| Recording | $ 24.00 |

Please advise immediately of any problems or objections. Also, please referenced our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Encl.
cc: First Bankers Mortgage Corp.

Z 006 363 484

**Receipt for Certified Mail**
No Insurance Coverage Provid
Do not use for International M
(See Reverse)

Sent to State of Tenn.
Street and No. Andrew Jackson St Off Bldg
P.O. State and ZIP Code Nashville, TN 37243
Postage 94-1151 $
Certified Fee 1-25-95
Special Delivery Fee
Restricted Delivery Fee
Return Receipt Showing to Whom & Date Delivered
Return Receipt Showing to Whom, Date, & Addressee's Address
TOTAL Postage & Fees $ .52
Postmark or Date

PS Form 3800, March 1993

**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 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

4a. Article Number
Z 006 363 484

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

7. Date of Delivery
DEC 12 1994

5. Signature (Addressee)

6. Signature (Agent)

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

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

PS Form 3811, December 1991 *U.S. GPO: 1993—352-714 DOMESTIC RETURN RECEIPT

PRESSING MEMO
LEGIBILITY OF PRINTING IN THIS DOCUMENT WAS SATISFACTORY WHEN RECEIVED