Joel H. Whittemore
BNMI Loan No. 424429
FHA Case No. 483-1718649748

Name and address of new owner:	Send tax bills:	Prepared by:
Secretary of Housing and Urban Development 251 Cumberland Bend Dr., Suite 200 Nashville, TN 37228-1803	Department of Housing and Urban Development Single Family Property Disposition Branch 251 Cumberland Bend Drive, Suite 200 Nashville, TN 37228-1803	David W. McMackin 5200 Maryland Way Suite 105 Brentwood, TN 37027 Map & Parcel No. 72-9-399 15DA02605

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 11, 1991 recorded in Book 8277, page 11, Register's Office, Davidson, County, Tennessee, Joel H. Whittemore and wife, Thalia J. Whittemore, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 1, 1995, and recorded in Book 9772, page 919, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of September 14, 21 and 28, 1995 stating that on October 13, 1995, at 12:00 noon at the south door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter

described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Tennessee Housing Development Agency who has heretofore assigned its interest in said bid to the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns for $48,218.97, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Secretary of Housing and Urban Development of Washington, D.C., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 55, on the Plan of Irvington, as of record in Book 843, page 60, Register's Office for said County.
>
> SAID Lot No. 55 fronts 60 feet on the Northerly side of Carolyn Avenue and extends back between parallel lines 175 feet to a Dead line in rear on which it measures 60 feet.
>
> BEING the same property conveyed to Joel H. Whittemore and wife, Thalia J. Whittemore, by deed from Wanda Williams, of record in Book 8277, page 8, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1011 Carolyn Avenue, Nashville, Tennessee 37216.
>
> The above legal description is identical to the legal description in the previous deed of record.

The Internal Revenue Service has filed a tax lien(s) against Joel H. and Thalia J. Whittemore, of record in Book 7826, page 575; Book 7977, page 234; Book 8487, page 248 and Book 9735, page 566, Register's Office, Davidson County, Tennessee. The Notice required

by 26 U.S.C. Section 7425(b) has been timely furnished to the United States and the sale of the above-described real property will be subject to the right of the United States to redeem subject real property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 13th day of October, 1995.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 13th day of October, 1995.

Notary Public

My Commission Expires: 7/25/98

GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $48,218.97.

Affiant

Subscribed and sworn before me, this 13th day of October, 1995.

Notary Public

My Commission Expires: 7/25/98

GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0191095
IDENTIF. # REFERENCE
96 JUN 10 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

LAW OFFICE
DAVID W. McMACKIN
5200 MARYLAND WAY, SUITE 105
BRENTWOOD, TENNESSEE 37027

(615) 221-6565
TELECOPIER (615) 221-6566

BOOK 10081 PG 433

September 6, 1995

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

FILE COPY

Chief, Special Procedure Section
District Director
Internal Revenue Service
801 Broadway
Nashville, TN 37203

RE: Notice of Non-Judicial
Taxpayers: Joel H. & Thalia J. Whittemore

Dear Gentlemen:

Enclosed are notices of Federal Tax Liens filed against the above taxpayers, of record in Book 7826, page 575; Book 7977, page 234; Book 8487, page 248 and Book 9735, page 566, Register's Office, Davidson County, Tennessee.

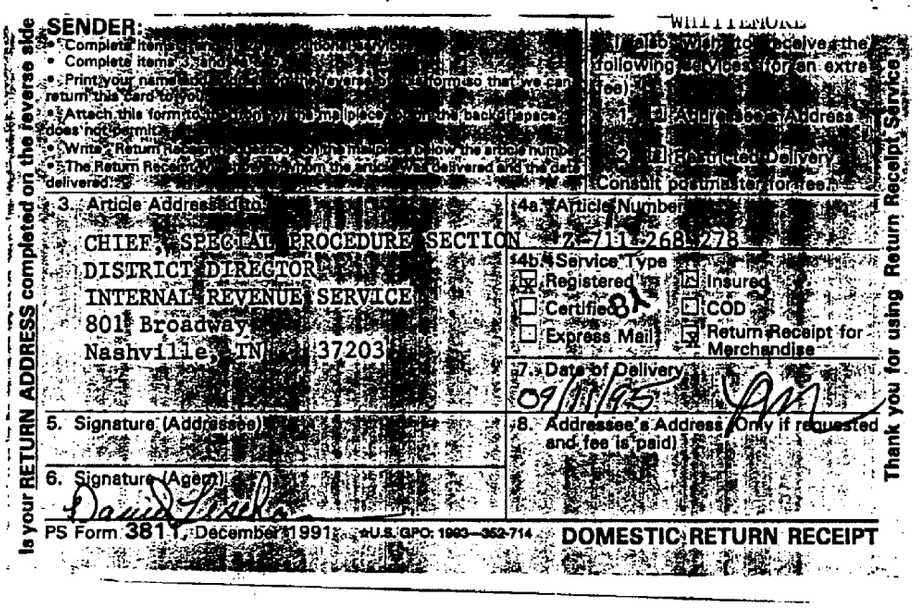
Also enclosed is notice of Substitute Trustee's Sale pertaining to certain real property owned by the above taxpayers at 1101 Carolyn Avenue, Nashville, Tennessee, to be sold on October 13, 1995, by the undersigned as Substitute Trustee, pursuant to the terms and provisions of that certain Deed of Trust described in said foreclosure notice.

Tennessee Housing Development Agency, beneficiary under said Deed of Trust, has a total unpaid principal balance of $42,826.38, together with accrued interest and foreclosure expenses, the payment of all of which is secured by first Deed of Trust lien being foreclosed.

Yours very truly,

David W. McMackin

DWM:tcb
Enclosures
cc: Ms. Phyllis Mosbey
Boatmen's National Mortgage, Inc.
Foreclosure Department
4041 Knight Arnold Road
Memphis, TN 38118



SENDER:
- Complete items 1 and 2 and 3.
- Complete items 3 and [illegible].
- Print your name and address on the reverse 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. [illegible] Address
2. Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to:
CHIEF, SPECIAL PROCEDURE SECTION
DISTRICT DIRECTOR
INTERNAL REVENUE SERVICE
801 Broadway
Nashville, TN 37203

4a. Article Number: Z 711 268 278

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

7. Date of Delivery: 09/11/95

5. Signature (Addressee)

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

6. Signature (Agent): David Fraker

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

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

PS Form 3800, March 1993

Z 711 268 278

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to: H. Lamar Kluesner
Street and No. 801 Broadway
P.O. State and ZIP Code Nashville, TN 37203

Postage	$
Certified Fee	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Address of Delivery	
TOTAL Postage & Fees	$
Postmark or Date	SEP 11 1995 BRENTWOOD, TN

Whitthorne

BOOK 10081 PG 434

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

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP.148
Nashville, Tennessee 37203

Person to Contact:
Ralph Wagner
Telephone Number:
(615) 545-4424
Refer Reply to:
[redacted]-2767
Date:
September 14, 1995

DAVID W. MCMACKIN
ATTORNEYS AT LAW
PO BOX 2758
NASHVILLE TN 37219

BOOK 10081 PG 435

Re: Notice of Sale
Taxpayer: WHITTEMORE, JOEL H. & THALIA J.
Property Address 1011 COROLYN AVENUE
NASHVILLE, TN 37216

Dear Mr. McMackin:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated September 6, 1995 was filed on time and contains all of the required information.

If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

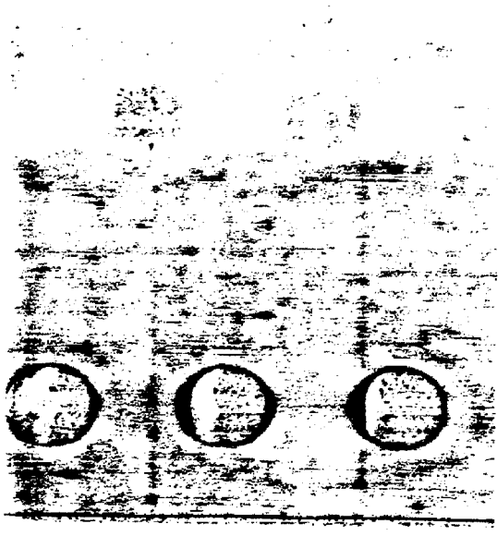
Thank you for your cooperation.

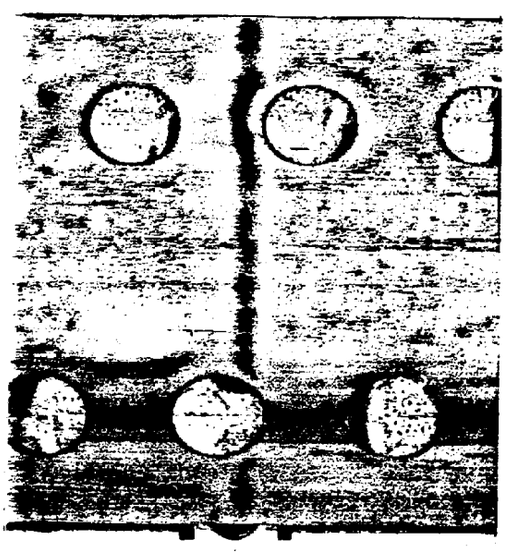
Sincerely,

Chief, Advisory Section
Special Procedures Branch

1664 06/10 0101 03CHECK 203.34

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





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10081 PG 436

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 48218.97
				CON TX 178.34
				PRFEE 1.00
				WDEED 24.00
				TOTAL 203.34
				CHECK 203.34
			06/10/96 01	12:45 0001 1664

0191095
IDENTIF. & REFERENCE

96 JUN 10 PM 2:43

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1049511