THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

BOOK 10113 PG 528

Tennessee FHA

Name: Otis C. Smith and Harriette L. Smith
S&K#: 91-1153
FHA #: 483-1056243
Loan#: 179825-2

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated September 25, 1985, recorded in Book 6679, Page 481, Register's Office of Davidson County, Tennessee, Otis C. Smith and wife, Harriette L. Smith conveyed to Warren H. Wild, Jr., 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 8472, Page 70, 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 **MAY 22, 1996** 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 Homeside Lending, Inc. f/k/a BancBoston Mortgage Corporation, whose address is 7022 A.C. Skinner Parkway, Suite 200, Jacksonville, Florida 32256, at and for the sum of $53,586.22, that being the highest and best bid offered; and,

WHEREAS, the said Homeside Lending, Inc. f/k/a BancBoston 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 Homeside Lending, Inc. f/k/a BancBoston 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 located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 88 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, not of record, described as follows:

Beginning at a point in the southerly margin of Due West Avenue, at the corner of Lots Nos. 88 and 89; thence with the line between said lots southerly 500 feet to a point; thence westerly 46.24 feet to a point at the corner of Lots Nos. 87 and 88; thence with the line between said lots northerly 500 feet to the south margin of

Due West Avenue; thence with the margin of the same easterly 100 feet to the beginning.

This legal description is identical with that in Deed recorded in Book 6679, Page 481, 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 6679, Page 481, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 6679, Page 478, 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 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.

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 22nd day of May, 1996, 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.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN

Christine K. Thomas
Notary Public

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 813 Due West Avenue North, Madison, Tennessee 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 #91-1153
Map & Parcel - 51 1 162

THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

BOOK 10113 PG 531

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

April 17, 1996

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Z 006 361 573

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 Otis C. Smith and wife, Harriette L. Smith to Warren H. Wild, Jr., Trustee, dated September 25, 1985, recorded in the Register's Office of Davidson County, Tennessee, in Book 6679, Page 481, has been requested by the noteholder, BancBoston 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 8199, Page 499 and corrected at Book 9803, Page 288; Book 9896, Page 634; Book 8288, Page 832 and Book 9896, Page 637.

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 located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 88 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, not of record, described as follows:

0202745
IDENTIFICATION REFERENCE

96 JUL 11 PM 2:13

ACCT 07/11 0101 03CHECK 20.00

Beginning at a point in the southerly margin of Due West Avenue, at the corner of Lots Nos. 88 and 89; thence with the line between said lots southerly 500 feet to a point; thence westerly 46.24 feet to a point at the corner of Lots Nos. 87 and 88; thence with the line between said lots northerly 500 feet to the south margin of Due West Avenue; thence with the margin of the same easterly 100 feet to the beginning.

(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 May 22, 1996, 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 | $ 41,774.34 |
| Interest from 1/95-5/96 | $ 6,711.60 |
| Late charges | $ 375.19 |
| Attorney fees | $ 500.00 |
| Advertisement | $ 475.00 |
| Recording charges | $ 32.00 |
| State tax | $ 164.56 |
| TOTAL | $ 50,032.69 |

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: BancBoston Mortgage Corporation

Z 006 361 573

Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail

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

| | |
|---|---|
| Certified Fee | 1.10 |
| Special Delivery Fee | |
| Restricted Delivery Fee | |
| Return Receipt Showing to Whom & Date Delivered | 1.10 |
| Return Receipt Showing to Whom, Date and Addressee's Address | |
| TOTAL Postage & Fees | 2.98 |
| Postmark or Date | APR 18 1996 |

MEMPHIS, TN COLONIAL STA
USPS

PS Form 3800, March 1993

Is your RETURN ... d 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.

3. Article Addressed to:
Internal Revenue Service
District Director
P.O. Box 1107
Nashville, TN 37202

4a. Article Number
Z 006 361 573

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

7. Date of Delivery
APR 22 1996

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

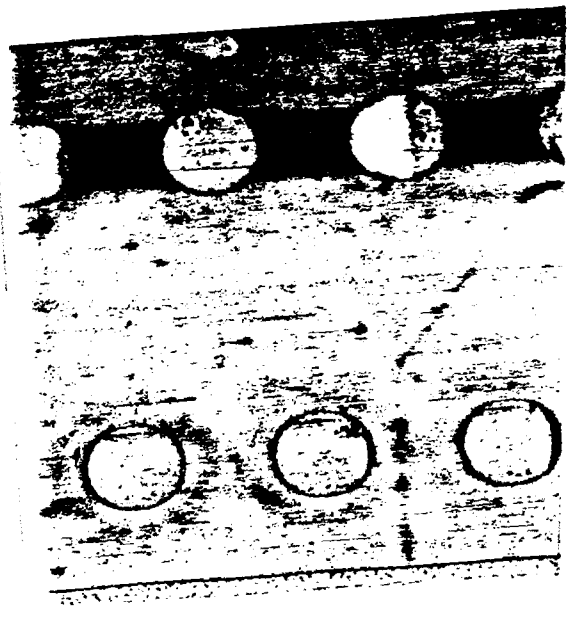
I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10118 PG 533

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

MISC 20.00
TOTAL 20.00
CHECK 20.00

07/11/95 DL 14:14 0001 4286



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0202745
IDENTIF. # REFERENCE

95 JUL 11 PM 2:13

DAVIDSON

**No.** 1061979