Tennessee FHA

Mark Meeks
LF #798221-8
FHA #483-136573-703

BOOK 10125 PG 63

MAP 41-D-64
IOD 28195

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 30, 1987, and recorded in Book 7289, Page 559, in the Register's Office of Davidson County, Tennessee, Mark H. Meeks and Herman E. Garris, both unmarried, conveyed to Stephen R. Josleyn 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 10002, Page 454 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 May 22, 1996, 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 Leader Federal Bank for Savings, a corporation, whose address is P.O. Box 1860, Memphis, Tennessee 38101-1860 at and for the sum of Eighty-Six Thousand Four Hundred Twenty-Four and 87/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Leader Federal Bank for Savings 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 Leader Federal Bank for Savings 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 Nashville, County of Davidson, State of Tennessee, to-wit:

BEING part of the West part of Lot No. 3 on the Map of the Lands of K. J. Morris, deceased, as of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the center line of Bells Lane 508 feet East of Mrs. Jackson southeast corner, said point being 5 feet West of the center line of a 20-foot Aven as located by this instrument; thence northerly 830 feet more or less to a point in the West margin of said 20-foot Lane, which point is South 87 deg. 45' East 416 feet from Mrs. Jackson's East line; thence South 87 deg. 45 East 164.3 feet to a point in the northwest corner of the property conveyed to Henry T. Beasley, Jr., and wife, by deed from C. L. Parker and wife, as of record in Book 1880, page 237, Register's Office for Davidson County, Tennessee; thence with Beasley's West line, southerly 830 feet more or less to the center line of Bells Lane; thence with the center line of said Lane North 87 deg. 45' West 184 feet to the point of beginning.

Being the same property conveyed to Grantors by Warranty Deed of even date recorde simultaneously herewith.

Mark H. Meeks and Herman E. Garris obtained title to the above referenced real estate by Deed of record in Book 7289, Page 556, Register's Office of Davidson County, Tennessee.

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

Subject to any unpaid taxes.

Proper notice of this sale has been given to the Internal Revenue Service and this sale is made subject to the redemption rights of the Internal Revenue Service.

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	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	85,667.87
	$86,424.87

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 May 22, 1996 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 22, 1996, 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 Feb. 23, 1999

96 JUN 18 AM 10:09
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

NO TAX

PROPERTY ADDRESS
1302 Bell Grimes Lane
Nashville, Tennessee 37207

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Property Disposition Division
Federal Housing Administration
Suite 200
251 Cumberland Bend Drive
Nashville, TN 37228-1812

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

U-04914
JESSIE'S REFERENCE

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

BOOK 10125 PG 65

April 16, 1996

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway, MDP 148
Nashville, Tennessee 37203

ATTN: Chief, Special Procedures Staff

Re: Serial #628909754; Serial #629166362
Serial #629203094
Mark Meeks
1302 Bell Grimes Lane
Nashville, TN 37207
LF #798221-8
FHA #483-136573-703

Dear Sir:

We represent Leader Federal Bank for Savings the owner and holder of a first deed of trust covering the property municipally described in the above caption. A xerox copy of the instrument which, as you will notice, is of record in Book 7289, Page 559, Davidson County Register's Office, is enclosed. The indebtedness secured by the deed of trust is in default and, accordingly, consistent with the terms and conditions of the instrument, the principal balance and interest due have been accelerated and the foreclosure sale is scheduled for May 22, 1996 at 10:00 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, at which time the property will be sold at the public outcry to the highest and best bidder for cash. The principal balance of our client's debt is $79,730.26, plus interest at the rate of 7.50% per annum from July 1995 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 7898, Page 143; Book 8482, Page 213 and 8568, Page 534, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:ss

Internal Revenue Servi

District
Director

Departm[illegible] of Treasury

P. O. Box 1107, MDP 148
Nashville, TN 37202

Person to Contact:
P. Jackson
Telephone Number:
(615) 736-2339
Refer Reply to: BOOK 10125 PG 66

Mr. Arnold M. Weiss
208 Adams Avenue
Memphis,TN 38103-1991

[redacted]-1062
Date:
April 29, 1996

Re: Notice of Nonjudicial Sale

Taxpayer: Mark Meeks
Property: 1302 Bell Grimes Lane, Nashville, TN 37207

Dear Mr. Weiss:

This is to acknowledge receipt of your correspondence dated 04-16-96, regarding the above named taxpayer. Your notice is considered adequate for a nonjudicial sale under the provisions of Section 7425(c) of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown in the heading of this letter.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487 from your local office or this office. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to us. If the sale is cancelled, please provide a brief explanation as to the reason.

Thank you for your cooperation.

Sincerely,

Pat Bisson
Chief, Advisory Section

Enclosure

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

April 16, 1996

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
Commissioner of Revenue
State of Tennessee
P. O. Box 3287, Uptown Station
Nashville, Tennessee 37219

BOOK 10125 PG 67

ATTN: Director, Tax Enforcement

Re: Section 67-6035 Notice of Sale
Mark Meeks
1302 Bell Grimes Lane
Nashville, TN 37207
LF #798221-8
FHA #483-136573-703

Gentlemen:

We represent Leader Federal Bank for Savings, the holder of a Promissory Note executed by Mark H. Meeks and Herman E. Garris, both unmarried, dated June 30, 1987 in the original amount of $87,295.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 7289, Page 559, 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 /, May 22, 1996.

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 Leader Federal Bank for Savings.

2. A copy of the lien filed by the State of Tennessee of record in Book 8172, Page 212, Register's Office of Davidson County, Tennessee, is attached.

3. The street address of the property affected by this notice is 1302 Bell Grimes Lane, Nashville, Davidson County, Tennessee, said property being more particularly described as:

LAW OFFICES OF
ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS, TENN. 38103-1991

ARNOLD M. WEISS
M. VIRGINIA CRAVEN

TELEPHONE (901) 526-8
TELECOPIER (901) 526-306

BEING part of the West part of Lot No. 3 on the Map of the Lands of K. J. Morris, deceased, as of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the center line of Bells Lane 508 feet East of Mrs. Jackson southeast corner, said point being 5 feet West of the center line of a 20-foot Aven as located by this instrument; thence northerly 830 feet more or less to a point in the West margin of said 20-foot Lane, which point is South 87 deg. 45' East 416 feet from Mrs. Jackson's East line; thence South 87 deg. 45 East 164.3 feet to a point in the northwest corner of the property conveyed to Henry T. Beasley, Jr., and wife, by deed from C. L. Parker and wife, as of record in Book 1880, page 237, Register's Office for Davidson County, Tennessee; thence with Beasley's West line, southerly 830 feet more or less to the center line of Bells Lane; thence with the center line of said Lane North 87 deg. 45' West 184 feet to the point of beginning.

Being the same property conveyed to Grantors by Warranty Deed of even date recorde simultaneously herewith.

4. The real property herein described will be sold at public auction for cash on Friday, May 22, 1996 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 $79,730.26 as of April 16, 1996 with accrued interest at the rate of 7.50% per annum from July 1995 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 $1,058.00..

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:ss
Enclosure

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

May 28, 1996

BOOK 10125 PG 69

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

RE: Foreclosure Sale of Property Owned by: Mark Meeks

Dear Mr. Weiss:

This is in response to your letter dated April 16, 1996 concerning a foreclosure sale of property owned by **Mark Meeks.**

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but the Tennessee Department of Revenue is in the process of releasing its tax lien.

I trust that this has answered your letter, but if not, please let me know.

Sincerely,

John S. Peeler, Director
Revenue Enforcement Division

Wilbur E. Hooks

Wilbur E. Hooks
Revenue Enforcement Manager
Special Procedures Section

JSP:WEH:lab

6666 07/18 0101 03CHECK 28-00