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

BOOK 10132 PG 635

Tennessee FHA

Name: Cathy Pelt, Carolyn Tucker, David Tucker, Jr., William Tucker and other Unknown Heirs of Betty J. Tucker
S&K#: 96-0242
FHA #: 483-1212284
Loan#: 7741395

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 22, 1986, recorded in Book 7019, Page 881, Register's Office of Davidson County, Tennessee, Betty J. Tucker, unmarried conveyed to Joseph B. Pitt, 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 10015, Page 232, 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 **JULY 3, 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 Fleet Mortgage Corp., whose address is P.O. Box 1169, Milwaukee, WI 53201-1169, at and for the sum of $28,157.79, that being the highest and best bid offered; and,

WHEREAS, the said Fleet 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 Fleet 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:

Land in Davidson County, Tennessee, being Lot No. 133 on the Map of S. A. Champion's Subdivision, as of record in Book 161, Page 132, Register's Office for said County.

Said Lot No. 133 fronts 50 feet on the easterly side of 23rd Avenue North and runs back between parallel lines with the south margin of Harding Street 150 feet to an alley.

This legal description is identical with that in Deed recorded in Book 7019, Page 881, 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 7019, Page 881, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7019, Page 878, 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 3th day of July, 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: 1528 23rd Avenue North, Nashville, Tennessee 37208
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 #96-0242
Map & Parcel - 81 15 11

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MEMPHIS, TN 38124-1155

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

April 28, 1996

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Z 006 361 698

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 Betty J. Tucker, unmarried to Joseph B. Pitt, Jr., Trustee, dated October 22, 1986, recorded in the Register's Office of Davidson County, Tennessee, in Book 7019, Page 881, has been requested by the noteholder, Fleet Mortgage Corp., 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 8111, Page 47, Book 8125, Page 47, Book 8676, Page 985, Book 8676, Page 987, Book 8476, Page 714 and Book 6891, Page 864, in the Register's Office of Davidson County, Tennessee.

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 Land in Davidson County, Tennessee, being Lot No. 133 on the Map of S. A. Champion's Subdivision, as of record in Book 161, Page 132, Register's Office for said County.

Said Lot No. 133 fronts 50 feet on the easterly side of 23rd Avenue North and runs back between parallel lines with the south margin of Harding Street 150 feet to an alley.

0207307
IDENTIF. ↑ REFERENCE
96 JUL 25 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
7246 07/25 0101 03CHECK 16.00

(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 JULY 3, 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	$ 23,878.16
Interest 9/95-7/96	$ 2,049.30
Late charges	$ 186.23
Attorney fees	$ 500.00
Advertisement	$ 450.00
Recording charges	$ 24.00
State tax	$ 89.38
TOTAL	$ 27,177.07

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Enclosed is a copy of the 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: Fleet Mortgage Corp.

irs2.ltr
S & K #96-0242



