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

Tennessee FHA

Name: David A. Curtis and Patti L. Curtis
S&K#: 95-0792
FHA #: 483-1174015-703
Loan#: 303437

BOOK 10208 PG 836

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 28, 1986, recorded in Book 6941, Page 304, Register's Office of Davidson County, Tennessee, Richard E. Jackson, unmarried 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 9735, Page 412, 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 17, 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 SunTrust Mortgage, Inc., whose address is 360 Interstate North Parkway, Suite 500, Atlanta, GA 30339, at and for the sum of $95,865.28, that being the highest and best bid offered; and,

WHEREAS, the said SunTrust Mortgage, Inc. 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 SunTrust Mortgage, Inc., 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 Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 62 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Page 2 through 6, inclusive, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of American Road at the corner of Lots 61 and 62; thence with the line between said two lots, northerly 73.1 feet; thence South 62 degrees 7 minutes East 149.8 feet to the westerly margin of Annex Avenue; thence with the same, southerly 52.8 feet to the beginning of a curve; thence around said

curve having a radius of 25 feet southwesterly 39.3 feet to the northerly margin of American Road; thence with the same, westerly 125.2 feet to the beginning.

This legal description is identical with that in Deed recorded in Book 6941, Page 304, 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 6941, Page 304, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7580, Page 960, 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 17th 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 12-21-98 SHELBY COUNTY, TN

Christine K. Thomas
Notary Public

NO TAX/GOVERNMENTAL AGENCY
PROPERTY ADDRESS: 614 American Road, Nashville, Tennessee 37209
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 #95-0792
Map & Parcel - 90 12 76

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

BOOK 10208 PG 838

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

June 3, 1996

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Z 006 361 926

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 Richard E. Jackson, unmarried to Warren H. Wild, Jr., Trustee, dated July 28, 1986, recorded in the Register's Office of Davidson County, Tennessee, in Book 6941, Page 304, has been requested by the noteholder, SunTrust Mortgage, Inc., 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 Lien recorded in Book 8186, Page 372 and corrected at Book 8518, Page 452.

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. 62 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Page 2 through 6, inclusive, Register's Office for Davidson County, Tennessee, described as follows:

02311129
IDENTIFICATION REFERENCE
95 OCT -1 AM 9:30
DAVIDSON COUNTY TENN.

Beginning on the northerly margin of American Road at the corner of Lots 61 and 62; thence with the line between said two lots, northerly 73.1 feet; thence South 62 degrees 7 minutes East 149.8 feet to the westerly margin of Annex Avenue; thence with the same, southerly 52.8 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 39.3 feet to the northerly margin of American Road; thence with the same, westerly 125.2 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 July 17, 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	$ 68,739.56
Interest from 11/93-7/96	$ 18,641.70
Late charges	$ 842.82
Attorney fees	$ 500.00
Advertisement	$ 224.10
Recording charges	$ 20.00
State tax	$ 293.59
TOTAL	$ 89,261.77

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: SunTrust Mortgage, Inc.

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

Z 006 361 926

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

Sent to: District Director-IRS	
PO Box 1107	
Nash. Tn 37202	
95-0792	$ .55
Certified Fee 7-17-96	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	$ 2.75
Postmark or Date	JUN 4 1996 USPS

PS Form 3800, March 1993

4712 10/01 0101 03CHECK 16.00

s your RETURN ADDRESS completed 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: District Director IRS PO Box 1107 Nashville, Tn 37202

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

4a. Article Number Z 006 361 926

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

7. Date of Delivery JUN 17 1996

5. Signature (Addressee)

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

6. Signature (Agent)

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

Thank you for using Return Receipt Service.