33-16-58

Tennessee FHA

Harry Felder
AMIC #165416
FHA #483-1500182

BOOK 10246 PG 236

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 11, 1988 , and recorded in Book 7704, Page 524, in the Register's Office of Davidson County, Tennessee, Harry Felder, Jr., unmarried, conveyed to Norma Walker 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 10087, Page 763 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 July 9, 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 Atlantic Mortgage & Investment Corporation, a corporation, whose address is 4348 Southpoint Blvd. #101, Jacksonville, Florida 32216 at and for the sum of Ninety-Four Thousand Five Hundred and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Atlantic Mortgage & Investment Corporation 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 Atlantic Mortgage & Investment Corporation 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 Madison, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 29 on the Plan of Primrose Meadows, Section 1, as of record in Book 4675, Page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Harry Felder, Jr. obtained title to the above referenced real estate by Deed of record in Book 7704, Page 521, Register's Office of Davidson County, Tennessee.

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	93,743.00
	$94,500.00

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 July 9, 1996 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 9, 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

NO TAX

PROPERTY ADDRESS
1217 N. Graycroft Avenue
Madison, Tennessee 37075

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

Mail to

6973 11/01 0101 03CHECK 16.00

Internal Revenue Se ice

District
Director

Depa. ment of Treasury

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

Person to Contact:
P. Jackson
Telephone Number:
(615) 736-2339
Refer Reply to:
[redacted]-3317
Date:
June 19, 1996

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

Re: Notice of Nonjudicial Sale

Taxpayer: Harry Felder
Property: 1217 N. Graycroft Avenue, Madison, TN 37075 BOOK 10246 PG 238

Dear Mr. Weiss:

This is to acknowledge receipt of your correspondence dated 06-10-96, 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.

0242544
IDENTIF. ↑ REFERENCE

96 NOV -1 PM 2:12
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

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) 526-829(
TELECOPIER: (901) 526-306:

June 10, 1996

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

BOOK 10246 PG 239

ATTN: Chief, Special Procedures Staff

Re: Serial #629403874; Serial #629501734
Serial #629501737; Serial #629503781
Harry Felder
1217 N. Graycroft Avenue
Madison, TN 37075
AMIC #165416
FHA #483-1500182

Dear Sir:

We represent Atlantic Mortgage & Investment Corporation 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 7704, Page 524, 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 July 9, 1996 at 12:15 p.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 $83,842.88, plus interest at the rate of 10.5% per annum from July 1995 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 9317, Page 315; Book 9621, Page 821; Book 9621, Page 822 and Book 9675, Page 16, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:ss
cc: Atlantic Mortgage Investment Corporation