Tennessee FHA

81-6-85
08 DA 14215

Marien White
SOMSC #121877526
FHA #483-1966413-703

BOOK 10346 PG 394

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 15, 1993, and recorded in Book 9099, Page 556, in the Register's Office of Davidson County, Tennessee, Marien J. White, unmarried, conveyed to Mark S. Moore 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 10105, Page 583 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 October 25, 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 Source One Mortgage Services Corporation, a corporation, whose address is 27555 Farmington Road, Farmington Hills, Michigan 48018 at and for the sum of Thirty-Five Thousand Five Hundred and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Source One Mortgage Services 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 Source One Mortgage Services 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Cumberland Gardens of record in Book 2900, Page 4, Register's Office for said County.

Said Lot No. 41 fronts 52.0 feet on the northerly side of Aspen Drive and extends back 141.0 feet on the westerly line and 138.5 feet on the easterly line to a dead line in the rear, measuring 63.0 feet thereon.

Marien J. White obtained title to the above referenced real estate by Deed of record in Book 6637, Page 339, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes. BOOK 10346 PG 395

Proper notice of this sale has been given to the State of Tennessee and this sale is made subject to the redemption rights.

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	34,743.00
	$35,500.00

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 October 25, 1996 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 25, 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
2712 Aspen Drive
Nashville, Tennessee 37208

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

5295 02/11 0101 03CHECK 16.00

97 FEB 11 AM 9:02
DAVIDSON COUNTY, TN.

0272084
IDENTIFICATION 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

September 24, 1996

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

BOOK 10346 PG 396

MR. WILBUR HOOKS
COMMISSIONER OF REVENUE
STATE OF TENNESSEE
P.O. BOX 190665
NASHVILLE TN 37219-0665

Re: Section 67-6035 Notice of Sale
Marien White
2712 Aspen Drive
Nashville, TN 37208
SOMSC #121877526
FHA #483-1966413-703

Dear Mr. Hooks:

We represent Source One Mortgage Services Corporation, the holder of a Promissory Note executed by Marien J. White, unmarried, dated September 15, 1993 in the original amount of $31,140.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 9099, Page 556, 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 Friday, October 25, 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 Northwest Mortgage Services, Inc..

2. A copy of the lien filed by the State of Tennessee of record in Book 8399, Page 579 and Book 8428, Page 131, Register's Office of Davidson County, Tennessee, is attached.

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

BOOK 10346 PG 397

October 4, 1996

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

RE: Foreclosure Sale of Property Owned by: Marien White
Account Numbers: 1-621394253
2-411948998

Dear Mr. Weiss:

This is in reference to your letter dated September 24, 1996 concerning a foreclosure sale of property owned by **Marien White.**

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of **November 20, 1996** is **$60,136.00.**

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

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

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks

Wilbur E. Hooks
Revenue Enforcement Manager
Special Procedures Section

xc: Gary Dietz, Revenue Enforcement Supervisor, Nashville Region
Lynn York, Revenue Enforcement Supervisor, Nashville Region