148-13-207

BOOK 10636 PG 846

Tennessee FHA

Barbara Jones
FNMC #683-171666-2
FHA #483-1425148-729

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 27, 1988, and recorded in Book 7460, Page 694, in the Register's Office of Davidson County, Tennessee, Sherry E. Flora, a single woman, conveyed to Warren Whiteman 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 10575, Page 693 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 September 16, 1997, 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 First Nationwide Mortgage Corporation, a corporation, whose address is P.O. Box 9481, Gaithersburg, Maryland 20898 at and for the sum of Seventy-Two Thousand and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said First Nationwide Mortgage 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 First Nationwide Mortgage 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:

Being Lot 9, Maple Valley Subdivision, Section Two of record in Plat Book 6200, Page 645, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Barbara J. Jones obtained title to the above referenced real estate by Deed of record in Book 9299, Page 37, 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	71,243.00
	$72,000.00

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 September 16, 1997 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 16, 1997, 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: 6-19-2001

NOTARY PUBLIC AT LARGE SHELBY CO., TN (NOW EXP. 6/19/2001)

NO TAX

PROPERTY ADDRESS
4016 Creekside Drive
Nashville, Tennessee 37211-5579

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

6968 10/06 0101 03CHECK 25.00

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

Mail to:

BOOK 10636 PG 848

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

August 18, 1997

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 #629158896; #629206941
Barbara Jones
4016 Creekside Drive
Nashville, TN 37211-5570
FNMC #683-171666-2
FHA #483-1425148-729

Dear Sir:

We represent First Nationwide Mortgage 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 7460, Page 694, 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 September 16, 1997 at 12:30 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 $67,288.08, plus interest at the rate of 8.5% per annum from February 1997 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Book 8406, Page 384; Book 8613, Page 760, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:ss
cc: FHA

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 10636 PG 849

August 18, 1997

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
MR. WILBUR HOOKS
COMMISSIONER OF REVENUE
STATE OF TENNESSEE
P.O. BOX 190665
NASHVILLE TN 37219-0665

Re: Section 67-6035 Notice of Sale
Barbara Jones
4016 Creekside Drive
Nashville, TN 37211-5570
FNMC #683-171666-2
FHA #483-1425148-729

Dear Mr. Hooks:

We represent First Nationwide Mortgage Corporation, the holder of a Promissory Note executed by Sherry E. Flora, a single woman, dated January 27, 1988 in the original amount of $74,850.00. The note is secured by a First Deed of Trust of the same date which is of record in Book 7460, Page 694, 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 Tuesday, September 16, 1997.

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 8268, Page 311 and Book 10515, Page 25, Register's Office of Davidson County, Tennessee, is attached.

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

BOOK 10636 PG 850

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

3. The street address of the property affected by this notice is 4016 Creekside Drive, Nashville, Davidson County, Tennessee, said property being more particularly described as:

Being Lot 9, Maple Valley Subdivision, Section Two of record in Plat Book 6200, Page 645, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

4. The real property herein described will be sold at public auction for cash on Tuesday, September 16, 1997 commencing at 12:30 p.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 $67,288.08 as of August 18 with accrued interest at the rate of 8.5% per annum from February 1997 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 $1,008.00.

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

Internal Revenue Service

District
Director

Department of Treasury

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

Person to Contact:
P. Jackson
Telephone Number:
(615) 736-2339
Refer Reply to:
62-0996549
Date:
August 22, 1997

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

Re: Notice of Nonjudicial Sale

Taxpayer: Barbara Jones - d/b/a H & B Birite & Jones Mkt
Property: 4016 Creekside Drive, Nashville, TN 37211-5570

RECD 10636 PG 851

Dear Mr. Weiss:

This is to acknowledge receipt of your correspondence dated 08-18-97, 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,

P. Jackson

707

Ron Strange
Chief, Advisory Section

Enclosure

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

FILED 10636 PG 852

September 2, 1997

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

RE: Foreclosure Sale of Property Owned by:
Barbara Jones
Account Number: 0100-010000754; 002-412586021

Dear Mr. Weiss,

This is in reference to your letter dated **August 18, 1997** concerning a foreclosure sale of property owned by **Barbara Jones.**

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 **September 30, 1997** is **$384,116.00.**

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 /xc

Wilbur E. Hooks
Revenue Enforcement Manager
Special Procedures Section

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

0356303
IDENTIFICATION REFERENCE

97 OCT -6 PM 2:54
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.