Book 10980 Pg 942

Tennessee
Map #119-10-134

Harold Shaw
BU #0141284

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 30, 1996, and recorded in Book 10182, Page 886 in the Register's Office of Davidson County, Tennessee, Harold W. Shaw, a single person, conveyed to Bridge House Title, 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 10386, Page 920 in the Register's Office of said County; 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 June 2, 1998, 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 sale Bank United, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-Two Thousand Five Hundred and 00/100 Dollars; 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 Bank United of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Bank United, its 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 No. 48 on the plan of Hidden Acres which is of record in Book 1130 Page 89, Registers Office foer Davidson County, Tennessee.

Harold W. Shaw and Elsie M. Shaw obtained title to the above referenced real estate by Deed of record in Book 5649, Page 706, Register's Office of Davidson County, Tennessee.

2169 06/17 0101 03 CHECK 211.25

98 JUN 17 PM 3:06

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0451826

IDENTIFICATION REFERENCE

Subject to any unpaid taxes. BOOK 10980 PG 943

Proper notice of this sale has been given to the Internal Revenue Service and is made subject to the redemption rights.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Bank United, its 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	51,743.00
	$52,500.00

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, has on June 2, 1998 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 2, 1998 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

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
2728 Druid Drive,
Nashville, Tennessee 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Bank United
P.O. Box 2824
Houston, TX 77252

Mortgagee: None Mail TO

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 1998

Notary Public

MY COMMISSION EXPIRES 6-19-2001

Book 0 Page

Internal Revenue Service

District
Director

Department of Treasury

P. O. Box 1107, MDP 53
Nashville, TN 37202

Person to Contact:
P. Jackson
Telephone Number:
(615) 736-2339
Refer Reply to:
[redacted]-4949
Date:
May 22, 1998

BOOK 10980 PG 944

Arnold M. Weiss
208 Adams Ave.
Memphis, TN 38103

Re: Notice of Nonjudicial Sale

Taxpayer: Harold W. Shaw
Property: 2728 Druid Dr., Nashville, TN 37210

Dear Mr. Weiss:

This is to acknowledge receipt of your correspondence dated May 5, 1998, 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 1-800-TAX-FORM. 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,

K Jackson

Gary Eaton
Chief, Advisory Section

Enclosure

LAW OFFICES OF
ARNOLD M. WEISS
208 ADAMS AVENUE
MEMPHIS, TENN. 38103-1991

ARNOLD M. WEISS
VALERIE ANN SPICER

TELEPHONE: (901) 526-8296
TELECOPIER: (901) 526-3061

May 5, 1998

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

BOOK 10980 PG 945

ATTN: Chief, Special Procedures Staff

Re: Serial # 629612239
Harold Shaw
2728 Druid Drive
Nashville, TN 37210
BU #0141284

Dear Sir:

We represent Bank United 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 10182, Page 886, 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 June 2, 1998 at 12:15 PM 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 $63,450.00, plus interest at the rate of 11.950% per annum from November 1996 and the foreclosure fees and expenses incurred.

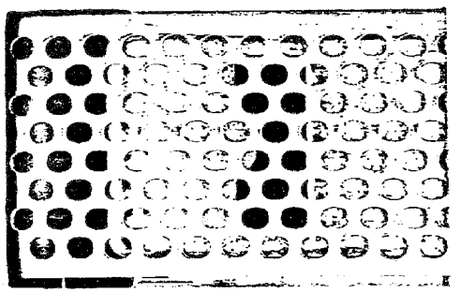
A xerox copy of your form 668 of record in Register's Book Number 10243, Page 38, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

ARNOLD M. WEISS

AMW:ct
cc: Bank United of Texas, FSB

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10980 PG 946

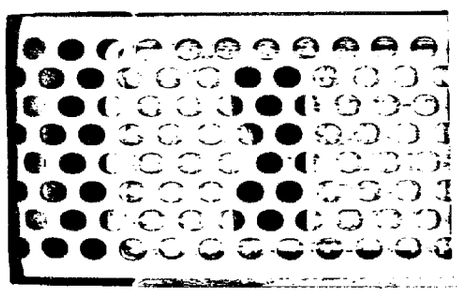
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 52500.00
				CON TX 194.25
				PRFEE 1.00
				WDEED 16.00
				TOTAL 211.25
				CHECK 211.25
06/17/98	01			15:05 0001 2169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0451826
IDENTIF. # REFERENCE

98 JUN 17 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308021