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

TENNESSEE FHA

NAME: Mohammad Moussa,
S&K#: 98-1467
LOAN#: 10993844
FHA#: 483-1402623703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 16, 1987, recorded in Book 7394, Page 706, Register's Office of DAVIDSON County, Tennessee, Fred D. Davis and wife, Karen V. Davis, conveyed to J.R. Cannon, 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 11026, Page 104, 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 January 13, 1999, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 am; 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 Homeside Lending, Inc., whose address is 7022 AC Skinner Parkway, Suite 200, Jacksonville, FL 32256, at and for the sum of $75,262.96, that being the highest and best bid offered; 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 Homeside Lending, 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 Homeside Lending, Inc., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of DAVIDSON, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit: Being Lot No. 36, Hermitage Estates, Section 4, as shown by plat of record in Book 3700, Page 148, Register's Office for said county, described as follows: Beginning at a point in the westerly margin of Terry Lane at the common corner of Lots Number 36 and 37; thence in a southerly direction 159.4 feet to a stone marker in the margin of Terry Lane at a curve; thence along said curve having a radius of 25 feet in a southwesterly direction 42.10 feet to a concrete marker in the northerly margin of Luree Drive; thence westerly along the northerly margin of Luree Drive 94 feet to a common corner of Lots 174 and 36; thence northwardly along the line between Lots 174 and 36 a distance of 161.3 feet to a concrete marker in the southerly line of Lot 37; thence eastwardly 94.6 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 7394, Page 706, 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 7394, Page 706, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 9619, Page 72, 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 State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433 (c) (1). Attached hereto is a copy of said notice and letter of compliance.

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 Homeside Lending, Inc., its 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 26 day of January 1999, 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 on the date written above.

ELIZABETH I. ADKINS NOTARY PUBLIC AT LARGE MY COMM. EXP 9-18-2002 SHELBY CO., TN

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $75,262.96 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

ELIZABETH I. ADKINS NOTARY PUBLIC AT LARGE MY COMM. EXP 9-18-2002 SHELBY CO., TN

Notary Public

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

PROPERTY ADDRESS: 8201 Terry Lane, , HERMITAGE, TN, 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Homeside Lending, Inc.
7022 AC Skinner Parkway
Suite 200
Jacksonville, FL 32256

S & K # 98-1467
Map & Parcel - 75 14 92

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

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

December 14, 1998

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Z 525 763 183

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 8201 Terry Lane
Property Owner(s): Moussa, Mohammad,
S & K #98-1467

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for HOMESIDE LENDING, INC., I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Homeside Lending, Inc..

The legal description of the property is:

Described property located in Davidson County, Tennessee, to wit: Being Lot No. 36, Hermitage Estates, Section 4, as shown by plat of record in Book 3700, Page 148, Register's Office for said county, described as follows: Beginning at a point in the westerly margin of Terry Lane at the common corner of Lots Number 36 and 37; thence in a southerly direction 159.4 feet to a stone marker in the margin of Terry Lane at a curve; thence along said curve having a radius of 25 feet in a southwesterly direction 42.10 feet to a concrete marker in the northerly margin of Luree Drive; thence westerly along the northerly margin of Luree Drive 94 feet to a common corner of Lots 174 and 36; thence northwardly along the line between Lots 174 and 36 a distance of 161.3 feet to a concrete marker in the southerly line of Lot 37; thence eastwardly 94.6 feet to the point of beginning.

Your Notice of Tax Lien was filed: Book 10923, Page 772

County: DAVIDSON
Date: May 8, 1998

and has Account Number: 002 435-45-1367/000

054 | 554
IDENTIF. & REFERENCE
99 JAN 27 PM 1:07
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

The foreclosure will be held for cash:

Place: DAVIDSON County Courthouse
Date: January 13, 1999
Time: 10:00 a.m.

The approximate amount of the principal obligation including interest is $75418.07.

The approximate expenses will be:

Advertisement	$450.00
Attorney fee	$500.00
Recording	$ 28.00

Please advise immediately of any problems or objections. Also, please reference our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Encl.
cc: HOMESIDE LENDING, INC.

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

Z 525 763 183 REV

US Postal Service
Receipt for Certified Mail

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

Postage	$
Certified Fee	1.35
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	$
Postmark or Date	98-1467 1/13/99

PS Form 3800, April 1995

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- 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:
State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

4a. Article Number: Z 525 763 183

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

7. Date of Delivery: DEC 16 1998

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

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

Consult postmaster for fee.

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
X

Is your RETURN

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

BOOK 11313 PAGE 816

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

RECEIVED
DEC 21 1998

December 17, 1998

Joe M. Kirsch
Shapiro & Kirsch
P.O. Box 241155
Memphis, TN 38124-1155

Re: Foreclosure Sale of Property Owned by:
Mohammed Moussa
Entity Number: [redacted]1367 / 62-1661455-000

Dear Mr. Kirsch:

This is in reference to your letter dated **December 14, 1998** regarding a foreclosure sale of property owned by the above-captioned taxpayer(s).

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 that is due as of **January 14, 1999** is **$5,936.29**.

After the sale, please furnish me with an accounting of the sale (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,

Jerry Sweafford

Jerry Sweafford
Account Technician
Special Procedures Section

JS:elw

c: David Scates, Revenue Enforcement Supervisor, Jackson Region

Sale set 1-13-99
98-1467

7889 01/27 0101 03CHECK 305.48

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11313 PAGE 817

RECEIVED OF _____

FOR _____

7890 01/27 0101 03CHECK 0.00

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT 75262.96
CON TX 278.48
PRFEE 1.00
TDEED 24.00
CFEE 2.00
TOTAL 305.48
CHECK 305.48

01/27/99 01 13:05 0001 7889

0541554
IDENTIF. # REFERENCE

99 JAN 27 PM 1:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
TDEED 24.00-
WDEED 24.00-
TOTAL 0.00
CHECK 0.00

No. 141728

01/27/99 01 13:06 0001 7890