THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
6750 Lenox Center Court, Suite 202
MEMPHIS, TN 38115

Self

Davidson County DEEDTRS
Recvd: 12/04/02 12:52 7pgs
Fees:38.00 Taxes:283.07

20021204-0149265

NAME: Gregory C. Self
And Wife, Patricia W.

S&K#: 02-1569
LOAN#: 1933423

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 14, 1998, recorded in Book 10886, Page 411, Register's Office of DAVIDSON County, Tennessee, Gregory C. Self and Patricia W. Self, his wife, conveyed to William S. Carman, Sr., 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 Instrument No. 20020930-0118582, 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 sale Deed of Trust by which advertisement the sale was appointed to be held on November 6, 2002, at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 Bank of New York, as Trust by IndyMac Bank, F.S.B., as successor in interest to IndyMac, Inc., whose address is 3767 Ranchero Dr., Ann Arbor, MI 48108, at and for the sum of $71,100.00, 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 Bank of New York, as Trust by IndyMac Bank, F.S.B., as successor in interest to IndyMac, 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 Bank of New York, as Trust by IndyMac Bank, F.S.B., as successor in interest to IndyMac, Inc., 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 40 on the Plan of Trinity Heights, as of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee. Said Lot Number 40 fronts 50 feet on Gatewood Avenue and extends back between two parallel lines 150 feet each, to a dead line in the rear measuring 50 feet thereon.

This legal description is identical with that in Trust Deed recorded in Book 10886, Page 411, 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 10886, Page 411, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 10064, Page 290, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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 Bank of New York, as Trust by IndyMac Bank, F.S.B., as successor in interest to IndyMac, 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 November 6, 2002.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On November 6, 2002, 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 day and year above written.

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN My Comm. Exp. 12-20-05

12/20/05
My commission expires: 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 $71,100.00, 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 November 6, 2002.

12/20/05
My commission expires: Notary Public

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN

My Comm. Exp. 12-20-05

02-1569

PROPERTY ADDRESS: 313 Gatewood Avenue, NASHVILLE, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of New York, as Trust by IndyMac Bank, F.S.B.,
as successor in interest to IndyMac, Inc.
3767 Ranchero Dr.
Ann Arbor, MI 48108

S & K #:02-1569
Map & Parcel -71-11/191

11-6-02
02-1569

OCT 16 2002

BY:

REVENUE ENFORCEMENT DIVISION

DON SUNDQUIST
Governor

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

RUTH E. JOHNSON
Commissioner

October 11, 2002

Joe M. Kirsch
Shapiro & Kirsch, LLP
6750 Lenox Center Court
Memphis, TN 38115

Re: Foreclosure Sale of Property Owned by: **Gregory C. Self**

Entity Number: **002-412966494**

Dear Mr. Kirsch:

This is in reference to your letter dated October 2, 2002 concerning 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 **November 6, 2002** is **$2,937.31**.

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,

Pete Swift, Revenue Enforcement Manager
Nashville Administrative Office
Revenue Enforcement Division

PS/jes

7002 0510 0004 0000 2726

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, January 2001 — See Reverse for Instructions

SHAPIRO & KIRSCH, L. L. P.
Attorneys At Law
6750 Lenox Center Court
Memphis, Tennessee 38115
(901)767-5566

October 2, 2002

CERTIFIED MAIL 7002 0510 0004 0000 2726
RETURN RECEIPT REQUESTED

State of Tennessee
Department of Labor and
Workforce Development
500 James Robertson Parkway
Davey Crockett Tower, A Floor
Nashville, Tennessee 37245-3545

RE: Property Address: 313 Gatewood Avenue
Property Owner(s): Self, Gregory C., And Wife, Patricia W. Self
S & K #02-1569

Dear Sir:

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

The loan is held by Bank of New York, as Trust by IndyMac Bank, F.S.B., as successor in interest to IndyMac, Inc.

The legal description of the property is:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 40 on the Plan of Trinity Heights, as of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee. Said Lot Number 40 fronts 50 feet on Gatewood Avenue and extends back between two parallel lines 150 feet each, to a dead line in the rear measuring 50 feet thereon.

Your Notice of Tax Liens were filed:

County: DAVIDSON
District:
Account Number: 496-435

The foreclosure will be held for cash:

Place: DAVIDSON County Courthouse
Date: November 6, 2002
Time: 10:00 a.m.

The approximate amount of the principal obligation including interest is $ 101,326.64.

The approximate expenses will be:

Advertisement	$450.00
Attorney fee	$550.00
Recording	$24.00

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

Sincerely,

Joe M. Kirsch dj

Joe M. Kirsch

Enclosures
cc: WASHTENAW MORTGAGE COMPANY