Davidson County DEEDTRS
Recvd: 04/19/06 15:34 3 pgs
Fees:18.00 Taxes:140.60
20060419-0045025

Tennessee
Map: #81-14-175

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED MARCH 4, 2003, AND RECORDED IN REGISTER'S INSTRUMENT: #20030422-0052968, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ZAKKIYYA Y. SHAKIR, AN UNMARRIED WOMAN, CONVEYED TO TRANSCONTINENTAL 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 REGISTER'S INSTRUMENT: #20050906-0106770, 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 March 28, 2006, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center 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 WAYNE A. MORROW, whose address is, 1456 TEMPANY COURT, NASHVILLE, TENNESSEE 37207, being the highest and best bidder, became the purchaser of said property at and for the sum of THIRTY EIGHT THOUSAND DOLLARS AND 00/100; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by WAYNE A. MORROW, 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 WAYNE A. MORROW, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

BEING THE NORTHEAST PART OF LOT: #40, OF THE BOYD MCNAIRY'S ADDITION, RECORDED ON THE FLY LEAF OF BOOK: #16, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING SHOWN AS PART OF UNNUMBERED TRACT ON THE PLAT OF MRS. CLARKS SUBDIVISION OF RECORD IN BOOK: #332, PAGE: #27, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BOSLEY PIKE AT THE NORTHEAST CORNER OF SAID LOT: #40 AND THE SOUTHWEST CORNER OF SAID PIKE, AND A 10 FOOT ALLEY AS SHOWN ON THE PLAN OF HENRY HARDING'S ADDITION, OF RECORD IN BOOK: #332, PAGE: #8, REGISTER'S OFFICE FOR SAID COUNTY, THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID ALLEY, 149 FEET MORE OR LESS TO AN ALLEY; THENCE WESTERLY ALONG THE NORTH MARGIN OF SAID ALLEY, 58 FEET 4 INCHES TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED BY M.P. CLARK AND WIFE, TO ROBERT CLARK, OF RECORD IN 182 PAGE: #387; THENCE ALONG CLARK'S EASTERLY LINE, 149 FEET MORE OR LESS TO THE SOUTHERLY MARGIN OF BOSLEY PIKE; THENCE EASTERLY ALONG SAID PIKE, 58 FEET 4 INCHES TO THE BEGINNING.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

ZAKKIYYA Y. SHAKIR, AN UNMARRIED PERSON, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20030422-0052967, 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 real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto WAYNE A. MORROW, his heirs 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.

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 March 28, 2006 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 28, 2006 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.

Brenda L. Doyle
NOTARY PUBLIC

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 9-17-08

MY COMMISSION EXPIRES: 9-17-08

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
2309 HEIMAN STREET
NASHVILLE, TENNESSEE 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WAYNE A. MORROW
1456 TEMPANY COURT
NASHVILLE, TENNESSEE 37207

MORTGAGEE: NONE

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $38,000.00
AFFIANT E. Leith Beech
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF March 29 20 06
NOTARY PUBLIC April R. McMahan
MY COMMISSION EXPIRES 4.15.09

APRIL R. McMAHAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
Washington, D.C. 20224

SMALL BUSINESS/SELF-EMPLOYED DIVISION

March 22, 2006

Weiss Spicer, PLLC
208 Adams Avenue
Memphis, Tennessee 38103-1991

Dear Mr. Weiss:

This is to acknowledge receipt of your correspondence dated February 17, 2006 regarding David R. & Beverly Bailey, 2309 Heiman Street, Nashville, Tennessee 37208, TIN 449-96-5611. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986. **NOTE: The Notice of Federal Tax Lien filed on 12-09-1998 in Book 11243, Page 373, is senior to the foreclosing instrument and will survive the sale.**

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 below.

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, by calling 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 the address on the Report of Sale. If the sale is canceled, please provide a brief explanation as to the reason.

If you have any questions, please contact Leticia Wright, badge number 62-11108, telephone number, (615)250-5257, fax to (615)250-5406, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Gwannette Claybrook
Technical Services Group Manager

Enclosure