Davidson County DEEDTRS
Recvd: 12/20/06 10:45 5 pgs
Fees:28.00 Taxes:528.48
20061220-0156664

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: April Deadra Fitzpatrick,
S&K#: 04-2584

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 22, 1999, recorded in Book 11734, Page 73 in the Register's Office of Davidson County, Tennessee, April Deadra Fitzpatrick, unmarried, conveyed to Ernest B. Williams, IV, 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 20061128-0146568, 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 December 4, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 3:00 PM; 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 Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust, whose address is SN Servicing Corporation, 323 5th Street, Eureka, California 95501 at and for the sum of $142,832.99, 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 Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

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

Lot Number 23 on the Plan of Hunter's Run, Section Three, of record in Plat Book 9700, Page 684, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This legal description is identical with that in Deed of Trust recorded in Book 11734, Page 73 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Book 11734, Page 73 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 11734, Page 70, in the 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 United States of America to redeem the land as provided for in 26 U.S.C. 7425 (d) (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 Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, 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 Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP
By: Denise Griffin, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me a Notary Public, in and for said state and county, personally appeared Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged herself to be an Authorized Agent of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership by herself as an Authorized Agent.

WITNESS my hand and Official Seal this 4 day of December, 2006

NOTARY PUBLIC

My commission expires: 6/29/2010

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 $142,832.99 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.

6/29/2010
My commission expires:

Notary Public

PROPERTY ADDRESS: 5032 Streamfield Pass, Antioch, TN 37013

EXP. JUNE 29

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust
323 5th Street
Eureka, California 95501

S & K #:04-2584
Map & Parcel – 149100094.00

Gerald M. Shapiro
Admitted in Illinois and Florida only
Joe M. Kirsch
Admitted in Tennessee
Sharon N. Fewell
Admitted in Tennessee and Arkansas District Court
D. Denise Griffin
Admitted in Tennessee and Arkansas

SHAPIRO & KIRSCH, LLP

ATTORNEYS AT LAW

Matthew Graves
Admitted in Tennessee, Kentucky, and Arkansas District Court
Ashley M. Jones
Admitted in Tennessee
Renee G. Kammer
Admitted in Tennessee

Jeremy Lipford
Director of Operations

October 30, 2006

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
(RECEIPT #7006 0810 0005 3548 5619)

Internal Revenue Service
Area Director - Compliance
Attn: Technical Support - P. Jackson
801 Broadway - MDP 53
Nashville, TN 37203

Attention: P. Jackson

Dear Sir:

The undersigned, as Substitute Trustee, under that certain purchase money Deed of Trust from April Deadra Fitzpatrick, unmarried to Ernest B. Williams, IV, Trustee, dated October 22, 1999, recorded in the Register's Office of Davidson County, Tennessee, in Book 11734, Page 73, has been requested by the noteholder, Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust, to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in 20020424-0050494, in the Register's Office of Davidson County, Tennessee.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Described property located in Davidson County, Tennessee, to wit:

Lot Number 23 on the Plan of Hunter's Run, Section Three, of record in Plat Book 9700, Page 684, Register's Office for Davidson County,

Tennessee, to which plat reference is hereby made for a more complete legal description.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on **December 4, 2006 @** 3:00 PM; Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said deed of trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Unpaid principal balance	$114,396.32
Interest 3/1/05 to 12/04/06	$24,324.69
Late charges	$524.70
Attorney fees	$550.00
Advertisement	$450.00
Recording charges	$32.00
State tax	$462.92
TOTAL	$140,740.63

Enclosed is a copy of the Deed of Trust.

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH

Joe M. Kirsch

Enclosures
cc: SN Servicing Corporation

irs2.ltr
S & K #04-2584

UNITED STATES POSTAL SERVICE.

Track & Confirm

Search Results

Label/Receipt Number: **7006 0810 0005 3548 5619**
Status: **Delivered**

Your item was delivered at 11:28 AM on November 7, 2006 in NASHVILLE, TN 37203.

Additional Details > Return to USPS.com Home >

Track & Confirm

Enter Label/Receipt Number.

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. Go >

Copyright © 1999-2004 USPS. All Rights Reserved. Terms of Use Privacy Policy