Davidson County DEEDTRS
Recvd: 02/10/09 08:34 3 pgs
Fees:17.00 Taxes:0.00
20090210-0011376

Tennessee/FHA
Map: #53/7/6

Elmer Andrade
MIDLAND: #51147567
FHA: #4833563599729

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED JULY 6, 2005, AND RECORDED IN REGISTER'S INSTRUMENT: #20050721-0085112, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ELMER ANDRADE, AN UNMARRIED PERSON, CONVEYED TO THOMAS A. BOURDON 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 #20080818-0084453, 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 said Deed of Trust by which advertisement the sale was appointed to be held on September 23, 2008, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Sommet Center F/K/A 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 time the said property was struck off and sold to MIDFIRST BANK, a corporation, at and for the sum of EIGHTY FIVE THOUSAND THREE HUNDRED FORTY DOLLARS AND 00/100, that being the highest and best bid offered; and,

WHEREAS, the said MIDFIRST BANK has assigned its interests in the said property to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., his successors and assigns; 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 MIDFIRST BANK of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in OLD HICKORY, COUNTY OF DAVIDSON, STATE OF TENNESSEE, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #52, SECTION E, VILLAGE OF OLD HICKORY, FOURTH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON REVISED PLAN RECORDED DECEMBER 30, 1948, IN BOOK: #1424, PAGE: #87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FRONTING 80 FEET ON OVERTON STREET, CONTAINING 0.70 ACRES, MORE OR LESS.

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

ELMER ANDRADE, UNMARRIED, HIS/HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20050721-0085111, 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 said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., his 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	12.00
PUBLICATION EXPENSE	299.50
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	84,429.00
	$85,340.00

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, on September 23, 2008 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 23, 2008, 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: 8/22/012

My Comm. Exp. 8-22-2012

SHELBY COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
BRENDA L DOYLE

NO TAX

PROPERTY ADDRESS
1800 OVERTON STREET
OLD HICKORY, TENNESSEE 37138

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
DEPARTMENT OF HUD
C/O PYRAMID REAL ESTATE SERVICES
616 MARRIOTT DRIVE, SUITE 300
NASHVILLE, TENNESSEE 37214

RETURN TO:
THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103-1991
901-526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$***EXEMPT********EXEMPT********EXEMPT*********EXEMPT*********
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF October 20 08
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/22/2012

BRENDA L. DOYLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 8-22-2012

LAW OFFICES
WEISS SPICER CASH, PLLC
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103-1991

ARNOLD M. WEISS
VALERIE A. SPICER
ELIZABETH A. CASH

Telephone: 901-526-8296
Telecopier: 901-526-3061

August 13, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

ATTN: Chief, Special Procedures Staff

Re: Serial #418321708
Elmer Andrade
1800 Overton Street
Old Hickory, TN 37138-2726
Midland Loan #51147567
FHA #4833563599729

Dear Sir:

We represent Midfirst Bank 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 Register's Instrument No. 20050721-0085112, 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 acce
sale is scheduled for September 23, 2008 at 12:00 P
Register of Deeds office located at 501 Broadway St
Gaylord Entertainment Center, Nashville, Davidson
time the property will be sold at the public out
bidder for cash. The principal balance of our c
plus interest at the rate of 5.0% per annum frc
foreclosure fees and expenses incurred.

A xerox copy of you
20080204-0010903, Register'

AMW:ph
Enclosure

7160 3901 9848 0822 0383

TO:

District Director of the
Internal Revenue Service

2. Article Number
7160 3901 9848 0822 0383

3. Service Type CERTIFIED MAIL
4. Restricted Delivery? (Extra Fee) ☐ Yes
1. Article Addressed to:

District Director of the
Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

1882-074474-FC

PS Form 3811, January 2005 Domestic Return Receipt

A. Received by (Please Print Clearly) R MYERS
B. Date of Delivery
C. Signature
X
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:
RECEIVED
AUG 15 2008
Internal Revenue Service
Nashville Mail Center

Midland/Elmer Andrade