BILL GARRETT, Davidson County
Trans:T20090032954 DEEDTRS
Recvd: 05/19/09 12:38 6 pgs
Fees:32.00 Taxes:0.00
20090519-0046002

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

Correcting 20090415 0034075

Name: Sherry N. Hefner and Javier Bolanos
S&K#: 09-012247

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated March 15, 2006, recorded in Instrument number 20060317-0030965 in the Register's Office of Davidson County, Tennessee, Sherry N. Hefner, a married woman and Javier Bolanos, her husband, conveyed to Gregory Perrone, 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 Number 200902120012278 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 April 2, 2009, 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 Eric Sox whose address is 7051 Highway 70 South, Suite 315, Nashville, TN 37221, at and for the sum of $190,590.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Eric Sox 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 Eric Sox, 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 Eric Sox, his heir, 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 180 on the Plan of Riverwalk, Phase 2C, of record in Instrument Number 20040130-0011799, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060317-0030965, 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 in Instrument number 20060317-0030965, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20060317-0030964, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

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.

Sale is subject to any interest that may exist in unreleased deeds of trust of record in Instrument Numbers 20040714-0083950 and 20050131-0010979, in the Register's Office of Davidson County, Tennessee.

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 Eric Sox, his heir, 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 Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP.

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 2nd day of April, 2009, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be an Authorized Agent of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

12-22-09
My commission expires:

Notary Public

TRACY L. MARP
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
Exp. Dec. 22, 2009

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 $190,590.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taxes paid at
200904150034075

Affiant

Subscribed and sworn to before me on the _____, day of _____, 2009.

Notary Public

PROPERTY ADDRESS: 7544 Woodstream Drive, Nashville, TN 37211

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**Eric Sox**
**7051 Highway 70 South, Suite 315, Nashville, TN 37221**

S & K #:09-012247
Map & Parcel – 126.16-333.00

**PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.**

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



Shapiro and Kirsch, LLP
ATTORNEYS AT LAW

Ashley M. Jones
Admitted in Tennessee
and Arkansas
Renee G. Kammer
Admitted in Tennessee
Bonnie B. Culp
Admitted in Tennessee
Robert Schneider
Admitted in Tennessee
R. Todd Mosley
Admitted in Tennessee
Jeremy Lipford
Director of Operations

March 2, 2009

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
(RECEIPT # 7160 3901 9848 1653 4854)

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 Sherry N. Hefner, a married woman and Javier Bolanos, her husband to Gregory Perrone, Trustee, dated March 15, 2006, recorded in the Register's Office of Davidson County, Tennessee, in Instrument number 20060317-0030965; has been requested by the noteholder, IndyMac Federal Bank FSB, 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 20080417-0038769 and 20080417-0038770, 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 180 on the Plan of Riverwalk, Phase 2C, of record in

Instrument Number 20040130-0011799, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

(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 **April 2, 2009 @ 10:00 a.m.**; 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 | $217,483.59 |
| Interest 3/1/08 to 04/02/09 | $14, 074.68 |
| Late charges | $307.13 |
| Attorney fees | $550.00 |
| Advertisement | $450.00 |
| Recording charges | $32.00 |
| State tax | $768.57 |
| TOTAL | $233,665.91 |

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: IndyMac Federal Bank FSB

irs2.ltr
S & K #09-012247

4604

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

# Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
436755508

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 04/17/08 08:58 1 pgs
Fees:12.00 Taxes:0.00

20080417-0038769

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer SHERRY HEFNER

Residence 7544 WOODSTREAM DR
NASHVILLE, TN 37221-6565

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

| Kind of Tax (a) | Tax Period Ending (b) | Identifying Number (c) | Date of Assessment (d) | Last Day for Refiling (e) | Unpaid Balance of Assessment (f) |
|---|---|---|---|---|---|
| 1040 | 12/31/2001 | XXX-XX-8935 | 04/10/2006 | 05/10/2016 | 2751.39 |
| 1040 | 12/31/2004 | XXX-XX-8935 | 09/24/2007 | 10/24/2017 | 5539.72 |
| 1040 | 12/31/2005 | XXX-XX-8935 | 11/20/2006 | 12/20/2016 | 5793.28 |

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 14084.39

This notice was prepared and signed at NASHVILLE, TN, on this,

the 09th day of April, 2008.

Signature R. A. Mitchell
for TANYA ALLEN

Title
REVENUE OFFICER
(615) 250-5357

25-06-1706

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

4604

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

# Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
436755608

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 04/17/08 08:50 1 pgs
Fees:12.00 Taxes:0.00
20080417-0038770

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer SHERRY HEFNER & JAVIER BOLANOS

Residence 7544 WOODSTREAM DR
NASHVILLE, TN 37221-6565

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

| Kind of Tax (a) | Tax Period Ending (b) | Identifying Number (c) | Date of Assessment (d) | Last Day for Refiling (e) | Unpaid Balance of Assessment (f) |
|---|---|---|---|---|---|
| 1040 | 12/31/2006 | XXX-XX-8935 | 11/05/2007 | 12/05/2017 | 21127.42 |

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 21127.42

This notice was prepared and signed at NASHVILLE, TN, on this,

the 09th day of April, 2008.

Signature R. A. Mitchell
for TANYA ALLEN

Title REVENUE OFFICER
(615) 250-5357

25-06-1706

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X