TENNESSEE
MAP: #133-150A-0200-CO

NEIL FLIT
WACHOVIA: 0020081188

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED JANUARY 28, 2003, AND RECORDED IN REGISTER'S INSTRUMENT: #20030130-0012934, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, NEIL FLIT, AN UNMARRIED MAN, CONVEYED TO J. FRANKLIN MCCREARY, 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: #20060828-0105911, 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 February 16, 2010, 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 sale WELLS FARGO BANK, N.A., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of TWENTY EIGHT THOUSAND THREE HUNDRED EIGHTY DOLLARS AND 00/100; 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 WELLS FARGO BANK, N.A. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ELIZABETH A. CASH, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said WELLS FARGO BANK, N.A., its successors and assigns in fee simple forever, the property above mentioned and now further described as being in the County of Davidson, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT D-6 OF PAGODA CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK: #6111, PAGE: #22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED.

REFERENCE IS HEREBY MADE TO THE PLAT OF PAGODA CONDOMINIUM SET FORTH IN EXHIBIT A-2 OF SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

THIS CONVEYANCE IS SUBJECT TO ALL TERMS AND PROVISIONS OF THE MASTER DEED, RESTRICTIONS, AND BY-LAWS, OF RECORD IN BOOK: #6111, PAGE: #22, AMENDED IN BOOK: #9445, PAGE: #492 AND AMENDED IN BOOK: #10458, PAGE: #936 AND BY-LAWS IN BOOK: #6111, PAGE: #64, SAID REGISTER'S OFFICE.

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

NEIL FLIT, UNMARRIED HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20030130-0012933, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100013686 DEEDTRS
Recvd: 03/08/10 12:22 3 pgs
Fees:18.00 Taxes:105.01
20100308-0017637

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 WELLS FARGO BANK, N.A., its successors and assigns in fee simple forever, to whom the said ELIZABETH A. CASH, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, 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	401.50
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	27,416.50
	$28,380.00

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 ELIZABETH A. CASH, Substitute Trustee, has on February 16, 2010 hereunto set her hand and seal.

Elizabeth A. Cash, Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 16, 2010 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH A. CASH to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

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

Sharon Hogan
NOTARY PUBLIC

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

MY COMMISSION EXPIRES:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
320 WELCH ROAD UNIT D6
NASHVILLE, TENNESSEE 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WELLS FARGO BANK, N.A.
C/O WACHOVIA MORTGAGE CORPORATION
1100 CORPORATE CENTER DRIVE
PROBLEM LOAN DEPTARTMENT
RALEIGH, NC 27607

MORTGAGEE: NONE

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

RETURN TO →

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,380.00
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, February 16, 2010
NOTARY PUBLIC Sharon Hogan
MY COMMISSION EXPIRES

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

WEISS SPICER CASH, PLLC

ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

MEMBER FANNIE MAE
RETAINED ATTORNEY NETWORK

January 11, 2010

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 #415236908
Neil Flit
320 Welch Road Unit D6
Nashville, TN 37211
Loan #0020081188

Dear Sir:

We represent Wells Fargo Bank, N.A 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. 20030130-0012934, Davidson County Register's Office, is enclosed. The indebtedness secured by the deed of trust is in default and, accordingly, cons conditions of the instrument, the principa have been accelerated and the foreclosure sa 16, 2010 at 12:00 PM at the outside door of located at 501 Broadway Suite 501, Som Entertainment Center, Nashville, Davidson C time the property will be sold at the publi best bidder for cash. The principal balan $24,832.86, plus interest at the rate of 6.2; 2009 and the foreclosure fees and expenses ir

A xerox copy of your form 668 of reco No. 20080122-0006389, Register's Office of is enclosed.

Yours very tru

ARNOLD M. WEIS

AMW:jc
Enclosures

7160 3901 9848 5756 7743

TO:

District Director of the I.R.S.
801 Broadway MDP53
Nashville, TN 37203

SENDER:

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE