BILL GARRETT, Davidson County
Trans:T20100024089 DEEDTRS
Recvd: 04/22/10 15:17 7 pgs
Fees:38.00 Taxes:314.50
20100422-0030628

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: Joseph W. Boyland (deceased) and William C. Boyland
S & K#: 09-021568

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 31, 1984, recorded in Book 6229, Page 426 in the Register's Office of Davidson County, Tennessee, Joseph W. Boyland, unmarried, conveyed to Thomas F. Baker, IV, and Ralph E. Kelly, 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 20100407-0026104 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 14, 2010, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00AM; 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 American Consulting Corporation whose address is 3100 Dudley Avenue, Nashville, TN 37212, at and for the sum of $25,200.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, American Consulting Corporation 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 American Consulting Corporation, 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 American Consulting Corporation, its heirs, 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:

A certain condominium apartment, Unit Number 6919, in a Horizontal Property Regime, which is located on the plat of Phase Three, Harpeth Glen Condominium, as of record in Book 4675, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed of Trust recorded in Book 6229, Page 426, 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 Book 6229, Page 426, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 6229, Page 423, 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.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

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 American Consulting Corporation, its heirs, 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 14th day of April, 2010, 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 the Authorized Agent of Shapiro & Kirsch, LLP 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.

4/01/2010
My commission expires:

Notary Public

PATRICIA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 02/

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 $25,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 85,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 20 10
Deputy Register

) the _____, day of _____, 2010.

Notary Public

PROPERTY ADDRESS: 6919 Highland Park Drive, Nashville, TN 37205

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
American Consulting Corporation
3100 Dudley Avenue, Nashville, TN 37212

S & K #:09-021568
Map & Parcel – 143030B03400CO

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 & Florida
Joe M. Kirsch
Admitted in Tennessee
Sharon N. Fewell
Admitted in Arkansas & Tennessee
D. Denise Griffin
Admitted in Arkansas & Tennessee
Ashley M. Jones
Admitted in Arkansas & Tennessee

Shapiro and Kirsch, LLP

ATTORNEYS AT LAW

Renee G. Kammer
Admitted in Tennessee
Bonnie B. Culp
Admitted in Tennessee
Robert Schneider
Admitted in Tennessee
Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Jeremy Lipford, Director of Operations

March 9, 2010

CERTIFIED MAIL 7160 3901 9848 7177 6299
RETURN RECEIPT REQUESTED
(RECEIPT #)

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 Joseph W. Boyland, unmarried to Thomas F. Baker, IV, and Ralph E. Kelly, Trustee, dated January 31, 1984, recorded in the Register's Office of Davidson County, Tennessee, in Book 6229, Page 426, has been requested by the noteholder, JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d), 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 Instrument Number 20090601-0049859 and Instrument Number 20090601-0049860, 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:

A certain condominium apartment, Unit Number 6919, in a Horizontal Property Regime, which is located on the plat of Phase Three, Harpeth Glen Condominium, as of record in Book 4675, Page 64, Register's Office for

Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate 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 **April 14, 2010 @ 10:00AM;** 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	$ 21,299.12
Interest 6/1/09 to 04/14/10	$ 340.57
Late charges	$ 62.92
Attorney fees	$ 550.00
Advertisement	$ 450.00
Recording charges	$ 32.00
State tax	$75.02
TOTAL	$22,809.63

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: JPMorgan Chase Bank, National Association

irs2.ltr
S & K #09-021568

3592

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) 829-3903

Serial Number
549987109

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20090035732 LIENFTL
Recvd: 06/01/09 10:00 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090601-0049859

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 JOSEPH W BOYLAND

Residence 6919 HIGHLAND PARK DR
NASHVILLE, TN 37205-4008

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	12/31/1998	XXX-XX-1825	11/15/1999	12/15/2009	3803.92
1040	12/31/1999	XXX-XX-1825	08/07/2000	09/06/2010	3621.61
1040	12/31/2001	XXX-XX-1825	10/09/2006	11/08/2016	18341.62
1040	12/31/2002	XXX-XX-1825	10/09/2006	11/08/2016	15975.73
1040	12/31/2003	XXX-XX-1825	10/06/2008	11/05/2018	30258.78
1040	12/31/2004	XXX-XX-1825	09/15/2008	10/15/2018	22544.87
1040	12/31/2005	XXX-XX-1825	09/01/2008	10/01/2018	45380.34
1040	12/31/2006	XXX-XX-1825	09/08/2008	10/08/2018	23449.63
1040	12/31/2007	XXX-XX-1825	02/09/2009	03/11/2019	25795.58

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

Total $ 189172.08

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

the 20th day of May, 2009.

Signature K. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(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

3592

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) 829-3903

Serial Number
549995709

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20090035732 LIENFTL
Recvd: 05/01/09 10:00 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090601-0049860

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 JOSEPH W BOYLAND

Residence 6919 HIGHLAND PARK DR
NASHVILLE, TN 37205-4008

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	12/31/1998	XXX-XX-1825	11/15/1999	12/15/2009	3803.92
1040	12/31/1999	XXX-XX-1825	08/07/2000	09/06/2010	3621.61
1040	12/31/2001	XXX-XX-1825	07/07/2008	08/06/2018	18341.62
1040	12/31/2002	XXX-XX-1825	07/07/2008	08/06/2018	15975.73
1040	12/31/2003	XXX-XX-1825	10/06/2008	11/05/2018	30258.78
1040	12/31/2004	XXX-XX-1825	09/15/2008	10/15/2018	22544.87
1040	12/31/2005	XXX-XX-1825	09/01/2008	10/01/2018	45380.34
1040	12/31/2006	XXX-XX-1825	09/08/2008	10/08/2018	23449.63
1040	12/31/2007	XXX-XX-1825	02/09/2009	03/11/2019	25795.58

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

Total $ 189172.08

This notice was prepared and signed at NASHVILLE, TN, on this, the 20th day of May, 2009.

Signature K. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(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. 408)

Part 1 - Kept By Recording Office

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

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

SMALL BUSINESS/SELF-EMPLOYED DIVISION

April 8, 2010

Shapiro and Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, Tennessee 38119

Dear Mr. Kirsch:

This is to acknowledge receipt of your correspondence dated March 9, 2010 regarding Joseph W. Boyland, 6919 Highland Park Drive, Nashville, Tennessee 37205, TIN XXX-XX-1825. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425 of the Internal Revenue Code of 1986.

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 Wendy Smoot, badge number 1000342330, telephone number, (615)250-5093, fax to (615)250-6008, or write to 801 Broadway, MDP 53, Nashville, TN 37203. Thank you for your cooperation.

Sincerely,

Cynthia Blaze
for Leticia Dunn
Technical Services Group Manager

Enclosure