THIS INSTRUMENT PREPARED BY:
Yvette Meldrum, Attorney
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, TN 37067

Davidson County DEEDTRS
Recvd: 04/12/11 13:06 8 pgs
Fees:43.00 Taxes:464.35
20110412-0028202

TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:

Robert N. Moore, Jr
2406 Goosecreek Bypass
Franklin, TN 37064

Map-Parcel Numbers:

072.06-0-015.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Connie F. Spurlin, to Yvette Meldrum, Trustee, dated the 23rd day of May, 2008, and being of record in Instrument No. 20080529-0054733, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Robert N. Moore, Jr.; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to paid and performed, and the holder of said Deed of Trust has requested said Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on March 17th and was advertised a total three times, prior to actual sale date. The HB 3588 letter was mailed to the borrower on December 27, 2010, pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on April 7, 2011 at the Davidson County Courthouse in Nashville, Tennessee, 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 Robert N. Moore, Jr., at and for the sum of $125,500.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and payment by Robert N. Moore, Jr. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Trustee does hereby grant, bargain, sell and convey to Robert N. Moore, Jr., his heirs and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Map of Maynor Place, as of record in Book 843, page 24, Register's Office for said County.

Said Lot No. 46 fronts 60 feet on the northerly side of Maynor Avenue, and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Connie F. Spurlin (aka Connie Spurlin) by deed of record in Instrument No.20080529-0054732, said Register's Office of Davidson County, Tennessee.

PROPERTY ADDRESS: The street address of the property is believed to be 1019 Maynor Street, Nashville, TN 37216.

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in her capacity as Trustee, and not otherwise, has the power to convey. Yvette Meldrum, as Trustee, and not otherwise, warrants the title to the Property to Robert N. Moore, Jr. and his heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under her. The quantity or quality thereof, and expressly subject to the following: (1.) Any and all unpaid taxes and assessments, plus interest and penalty, if any. (2.) Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 8th day of Apr. 1, 2011

Yvette Meldrum, as
Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Yvette Meldrum, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of Apr. 1, 2011.

Notary Public

My commission expires: 6-19-12

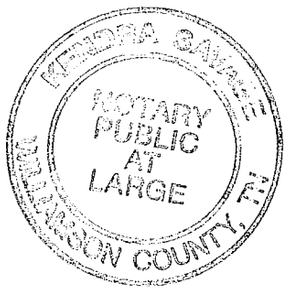
KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,500.00

Affiant

Subscribed and sworn to before me this 8th day of April, 2011.

Notary Public
My commission expires: 6-19-12



Mid-State Title & Escrow, Inc.

C.D. Berry • James T. Oglesby • Yvette L. Meldrum
Attorneys and Counselors at Law

128 Holiday Court, Suite 125
Franklin, Tennessee 37067
TEL (615) 790-3156
FAX (615) 794-8017

RECEIVED
2011 MAR -9 PM 2:56
INTERNAL REVENUE SERVICE
NASHVILLE, TN

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

March 8, 2011

INTERNAL REVENUE SERVICE
Attention: Mr. Kelly
801 Broadway, MDP 53
Nashville, Tennessee 37203

Re:	Case No.:	MST File No. 2010-0360
	Name of Taxpayer:	Connie F. Spurlin
	Property:	1019 Maynor Street Nashville, TN 37216-3023

Dear Mr. Kelly:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Connie F. Spurlin, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Robert N. Moore Jr.
   2406 Goose Creek Bypass
   Franklin, Tennessee 37064
2. A copy of the federal tax lien;
3. A copy of the property description and title opinion;
4. Sale date and location: April 7, 2011 at 11:00 A.M. at the Davidson County Courthouse, located at 1 Public Square, in Nashville, Tennessee; and
5. The principal balance due is $127,951.74; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (615)790-3156 (or facsimile at (615) 794-8017).

Sincerely,
Mid-State Title & Escrow, Inc.

Yvette L. Meldrum

Yvette L. Meldrum, Attorney

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

IRS

37203

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X T. Brown ☐ Agent ☐ Addressee

B. Received by (Printed Name) T. Brown C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
MAR 09
Internal Revenue Service
Nashville Mail Center

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7010 3090 0002 0303 8664

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Yvette Meldrum, who after being duly sworn, deposed and stated:

1. I am the Trustee with a certain deed of trust, dated May 23, 2008, recorded May 29, 2008, as Instrument No. 20080529-0054733 in the Register's Office of Davidson County, Tennessee, executed by Connie F. Spurlin in favor of Robert N. Moore, Jr.

2. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America a the time the security instrument was executed.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 8th day of April, 2011.

Yvette Meldrum, Trustee

Yvette Meldrum

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Yvette Meldrum, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of April, 2011.

Notary Public

My commission expires: 6-19-12

KENDRA SAWYER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Nashville Scene

Affidavit of Publication

State of Tennessee

County of Davidson

I, Dorothy Cheeney for The Nashville Scene, a weekly newspaper published and distributed in the aforementioned county and state, hereby certify that the attached advertisement appeared in The Nashville Scene.

March 17, 24, 31, 2011
Date of publication

Dorothy Cheeney

Subscribed and sworn to before me,

This 31 day of March, 2011

PRIYA MANI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires July 2, 2012

210 12th Avenue South, Suite 100• Nashville, TN 37203 • 615-244-7989

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

