TENNESSEE
MAP: #61-11-79

JEREMY DYKES
FLAGSTAR: #501209136

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 27, 2006, and recorded in REGISTER'S INSTRUMENT #20061030-0134220 in the Register's Office of Davidson County, Tennessee, Jeremy C. Dykes, single man, as his sole and separate property, conveyed to Forsythe Title & Escrow Service, Inc., 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 #20110413-0028286 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 May 31, 2011, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED SEVENTY SIX THOUSAND SIX HUNDRED THIRTY 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, ARNOLD M. WEISS, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, its 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 60 FEET OF LOT #22 AND THE WESTERLY 25 FEET OF LOT #23 ON THE PLAT OF I.C. MCMAHAN'S SUBDIVISION, OF PART OF THE MAPLEWOOD LANDS AS OF RECORD IN BOOK 547, PAGE 78, REGISTER'S OFFICE FOR SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PART OF LOTS NUMBERS 22 AND 23 FRONT TOGETHER 85 FEET ON THE NORTHERLY SIDE OF MCMAHAN AVENUE AND RUN BACK BETWEEN PARALLEL LINES 296 FEET TO A DEAD LINE.

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

JEREMY C. DYKES, AN INDIVIDUAL, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT #20081010-0102839, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110033824 DEEDTRS
Recvd: 06/06/11 15:09 3 pgs
Fees:17.00 Taxes:0.00
20110606-0043323

Subject to any unpaid taxes;

Proper notice of this sale has been given to the State of Tennessee and this sale is made subject to the redemption rights of the State of Tennessee.

Notice of the Right to Foreclose has been given in compliance with T.C.A. § 35-5-117.

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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, its 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	370.00
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	175,648.00
	$176,630.00

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, has on May 31, 2011 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 31, 2011 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.

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

NOTARY PUBLIC

My Commission Expires: My Comm. Exp. 8-22-2012

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
1017 MCMAHAN AVENUE
NASHVILLE, TN 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O FLAGSTAR BANK
5151 CORPORATE DRIVE
TROY MI 48098

MORTGAGEE: NONE

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

RETURN TO →

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 8-22-2012

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $*****EXEMPT*****
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, May 31, 2011
NOTARY PUBLIC
MY COMMISSION EXPIRES

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

May 6, 2011

Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, TN 38103-1991

Re: Foreclosure Sale of Property Owned by: **Chad James**
Entity Number: **002 XXX-XX-9667/000**
Loan # 501209136

This is in reference to your letter dated May 2, 2011 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **May 31, 2011** is **$201,420.70**. *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Lien Desk 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

/3

SP/bt
c: *file*