This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 143 03 0B 041.00
6926 HIGHLAND PARK DRIVE
NASHVILLE, TENNESSEE 37205
(A/K/A 6926 HIGHLAND DRIVE
NASHVILLE, TENNESSEE 37205)

NO MORTGAGE
New Owner - Send Tax Bills:
CHRIS THOENY
1017 16TH AVE SOUTH
NASHVILLE, TN 37212

BILL GARRETT, Davidson County
Trans:T20110054560 DEEDTRS
Recvd: 09/02/11 11:46 4 pgs
Fees:23.00 Taxes:256.04
20110902-0068287

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on JULY 8, 1994, VADEN M. LACKEY, JR., was named Trustee in a Deed of Trust of even date executed by **MARIA MONCIVAEZ AND RENE MONCIVAEZ,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$90,000.00,** principal and interest at **5.0000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 9404, PAGE 709,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20110429-0032747,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **JULY 15, 2011/ JULY 22, 2011/ JULY 29, 2011** in **DAVIDSON A.M.,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, AUGUST 12, 2011 AT 3:00 P.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **CHRIS THOENY, 1017 16TH AVE SOUTH, NASHVILLE, TN 37212,** submitted the highest and best bid in the amount of **$ 69,200.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CHRIS THOENY,** its' successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 6926 ON THE PLAN OF HARPETH GLEN CONDOMINIUM, PHASE III, OF RECORD IN BOOK 4675, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY AND TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

SUBJECT TO THE RESTRICTIONS, EASEMENTS, LIENS AND OTHER MATTERS SET FORTH IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 4546, PAGE 658, 1ST AMENDMENT IN BOOK 4630, PAGE 504, 2ND AMENDMENT IN BOOK 4775, PAGE 384, FINAL AMENDMENT IN BOOK 4872, PAGE 973 AND AMENDED IN BOOK 5178, PAGE 138, AMENDMENT OF BY-LAWS IN BOOK 5583, PAGE 756, BOOK 5720, PAGE 447, BOOK 7538, PAGE 346 AND BOOK 8017, PAGE 310, SAID REGISTER'S OFFICE, AND TO THE MATTERS SET FORTH IN THE REFERENCED CONDOMINIUM PLAN OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO MARIA MONCIVAEZ AND RENE MONCIVAEZ, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY DEED DATED JULY 8, 1994 OF RECORD IN BOOK 9404, PAGE 707, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE RIGHT OF REDEMPTION OF THE U.S. DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE.

THIS IS IMPROVED PROPERTY KNOWN AS 6926 HIGHLAND PARK DRIVE, NASHVILLE, TENNESSEE 37205 (A/K/A 6926 HIGHLAND DRIVE, NASHVILLE, TENNESSEE 37205).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CHRIS THOENY**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **AUGUST 12, 2011.**

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute 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 therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **AUGUST 12, 2011.**

Notary Public

My Commission Expires: 3-4-13

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$ 69,200.00**

Affiant

Subscribed and sworn to before me, this **12TH day of AUGUST, 2011.**

Notary Public

My Commission Expires: 3-4-13

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

Law Office
Of
J. PHILLIP JONES

J. Phillip Jones
Jason S. Mangrum

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

July 13, 2011

HAND DELIVERED

Department of Treasury
Internal Revenue Service
Special Procedures
2nd Floor, U.S. Courthouse
801 Broadway
Nashville, TN 37203

RECEIVED
2011 JUL 14 AM 9:19
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

Re:	Borrower/Taxpayer:	Maria E. Moncivaez
	Tax ID No.	XXX-XX-3609
	Serial No.	910118155
	Foreclosure Sale Date:	August 12, 2011
	Property:	6926 HIGHLAND PARK DR. NASHVILLE, TN 37205

Dear Sir or Madam:

This will serve as notification to the Department that real property and improvements which are affected by a Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, AUGUST 12, 2011 AT 3:00 P.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the Tax Lien;
2. Copy of the Deed of Trust being foreclosed; and
4. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$70,082.84.** This amount includes an unpaid principal balance of **$63,828.20** plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$6,254.64.** The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

J. PHILLIP JONES, ATTORNEY

J. Phillip Jones

JPJ/kk
Enclosures
RECEIVED BY: _____

DATE: _____

Law Office
Of
J. PHILLIP JONES

J. Phillip Jones
Jason S. Mangrum

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

July 13, 2011

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Sincerely,

J. PHILLIP JONES, ATTORNEY

J. Phillip Jones

JPJ/kk
Enclosures
RECEIVED BY: C Blaze
DATE: 7/14/11

Hand Delivered 7-14-11 9:15am