PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP, Attorney
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

BILL GARRETT, Davidson County
Trans:T20110062265 DEEDTRS
Recvd: 10/06/11 09:21 3 pgs
Fees:17.00 Taxes:0.00
20111006-0077588

Name: Danny Wayne Bell

S&K#: 11-021920

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 10, 2002, recorded in Instrument No. 20021213-0154035 in the Register's Office of Davidson County, Tennessee, Danny Wayne Bell, an unmarried man conveyed to D. M. Grisham, 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, CitiMortgage, Inc. appointed the undersigned as Substitute Trustee by Instrument of record in instrument number 201100822-0822-0064725, 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 Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, CitiMortgage, Inc. requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclose Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice.

WHEREAS in pursuance of said request by said CitiMortgage, Inc., 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 September 19, 2011, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 1:00PM; 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 CitiMortgage, Inc., whose address is CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, Missouri 63368-2240, at and for the sum of $50,175.31, that being the highest and best bid offered; and,

WHEREAS, the said CitiMortgage, Inc. has assigned its interests in the said property to Federal National Mortgage Association, his successors and assigns; 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 CitiMortgage, Inc. 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 Federal National Mortgage Association his 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:

Lot Numbers 11 and 12 on the Plan of Ivy's Re-subdivision of part of Lot Number 3 and all of Lot Number 4 of the Re-subdivision of Lot Number 21 of the B. F. Cockrill Farm, not of record, and being more particularly described according as follows:

Beginning on the Northerly margin of Ivy Street at the Southeast corner of the property conveyed to J. B. Willis and wife, by deed from J. Fred Ivey and wife, of record in Book 1780, Page 318, Register's Office for Davidson County, Tennessee, being the corner of Lot Numbers 12 and 13; thence with the line between said lots, Northwardly 195 feet; thence South 85 degrees 29 minutes East 104 feet; thence South 4 degrees 31 minutes West 195.3 feet to the Northerly margin of Ivy Street; thence with same, Westwardly 100 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Lot Number 12 on the Plan of Ivy's Resubdivision of part of Lot Number 3 and all of Lot Number 4 of the Re-subdivision of Lot Number 21 of the B. B. Cockrill Farm, not of record.

Said Lot Number 12 fronts 50 feet on the Northerly side of Ivy Street and runs back between parallel lines 195 feet to a line on the rear which measures 50 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20021213-0154035 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 Instrument No. 20021213-0154035 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200212130154034, 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 and any other matter of record.

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 Federal National Mortgage Association his 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
D. Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 27th day of September, 2011, 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 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.

10-10-2012
My commission expires:

Notary Public

LORI E. WINSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 10-10-2012

NO TAX/GOVERNMENTAL AGENCY
TCA CODE 67-4-409

PROPERTY ADDRESS: 6364 Ivy Street, Nashville, Tennessee 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S & K File #11-021920
Map & Parcel -09109013700

PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP, Attorney
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

COST OF PUBLICATION

First Insertion [redacted]
Second Insertion
Third Insertion

Total [redacted]

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **September 19, 2011 at 1:00 PM local time**, at the Davidson County Courthouse, South Main Door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Danny Wayne Bell, an unmarried man, to D. A. Grisham, Trustee, on December 10, 2002 of Instrument No. 20021213-0154035; conducted by Shapiro & Kirsch, LLP Substitute Trustee, all of record in the Davidson County Register's Office.

Holder: CitiMortgage, Inc.

The following real estate located in Davidson County, Tennessee, will be sold to the highest cash bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in Davidson County, Tennessee, to wit:

Lot Numbers 11 and 12 on the Plan of Ivy's Re-subdivision of part of Lot Number 3 and all of Lot Number 4 of the Re-subdivision of Lot Number 21 of the B. F. Cockrill Farm, not of record, and being more particularly described according as follows:

Beginning on the Northerly margin of Ivy Street at the Southeast corner of the property conveyed to J. B. Wills and wife, by deed from J. Read Ivey and wife, of record in Book 1780, Page 316, Register's Office for Davidson County, Tennessee, being the corner of Lot Numbers 12 and 13; thence with the line between said lots, Northwardly 195 feet; thence South 85 degrees 29 minutes East 104 feet; thence South 4 degrees 31 minutes West 195.3 feet to the Northerly margin of Ivy Street; thence with same, Westwardly 100 feet to the beginning.

EXCLUDED IN THE ABOVE DESCRIBED BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Lot Number 12 on the Plan of Ivy's Resubdivision of part of Lot Number 3 and all of Lot Number 4 of the Re-subdivision of Lot Number 21 of the B. B. Cockrill Farm, not of record.

Said Lot Number 12 fronts 50 feet on the Northerly side of Ivy Street and runs back between parallel lines 195 feet to a line on the rear which measures 50 feet thereon.

Street Address: 6364 Ivy Street, Nashville, Tennessee 37209

Parcel Number: 09109013700

Current Owner(s) of Property: Danny Wayne Bell

Other interested parties: James & Sherrod, CPA's c/o Equitus Law Alliance, PLLC

The street address of the above described property is believed to be 6364 Ivy Street, Nashville, Tennessee 37209, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

Notice of this Substitute Trustee's Sale has been timely given to the United States as required by 26 U.S.C. § 7425(b).

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower, and the rights of Danny Wayne Bell, an unmarried man, and those claiming through them, and subject to the right of redemption by the DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE by reason of tax lien of record in Instrument Number 20100716-0055741 at the Register's Office of Davidson County, Tennessee, subject to any accrued taxes and restrictions.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder, at their highest bid, will be deemed the successful bidder.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded at any time.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

Shapiro & Kirsch, LLP Substitute Trustee
www.kirschattorneys.com
Law Office of Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
Phone (901)767-5566
Fax (901)761-5690

File No. 11-021920
Aug. 19, 26, Sept. 2, 2011 Fg13121

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of Westview, a weekly newspaper of general circulation, printed in the State of Tennessee and distributed throughout Davidson and Williamson County in Tennessee, states that the hereto attached publication appeared in The Westview on the following dates:

August 19, 2011
August 26, 2011
September 2, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 2nd day of **September 2011**, this instrument was signed and sealed in behalf of the corporation (or association), by authority of its Board of Directors and **Catron J. Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT/FPS

27