BILL GARRETT, Davidson County
Trans:T20120042902 DEEDTRS
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Fees:33.00 Taxes:59.84
20120611-0050831

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

Name: Wilbert Randle Jr., and Vallarie A. Randle
S&K#: 11-022422

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 4, 1998, recorded in Book 11060, Page 87, in the Register's Office of Davidson County, Tennessee, Wilbert Randle, Jr., and Vallarie A. Randle, husband and wife conveyed to Robbie Wilson, 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, Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A. appointed the undersigned as Substitute Trustee by Instrument of record in instrument number 2011103-0085793, 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, Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A. 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 Foreclosure 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 Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., 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 April 26, 2012, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; 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 Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., whose address is Wells Fargo Bank, NA, 3476 Stateview Blvd, MAC# X7801-013 (FC), Fort Mill, South Carolina 29715, at and for the sum of $16,173.00, that being the highest and best bid offered; 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 Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A. 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 Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., 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:

Described property located in Davidson County, Tennessee, to wit:
A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 244 on the map of the Subdivision of Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County. Said Lot Number 244 Fronts 50 feet on the Southerly side of Eden Street and runs back between parallel lines 150 feet to an alley.

This legal description is identical with that in Deed of Trust recorded in Book 11060, Page 87, 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 11060, Page 87, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 8426, Page 22, 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 State of Tennessee to redeem the land as provided for in T.C.A. 67-1-1433 (c) (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 Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., its 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 it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set its hand and seal this 23rd day of May, 2012.

Shapiro & Kirsch, LLP

By: _____

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 23rd day of May, 2012, before me, a Notary Public, in and for said State and County, personally appeared Ashley M Sones, with whom I am personally acquainted, and who, upon oath acknowledged himself/herself to be an authorized signatory 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

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 $16,173.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

10-10-2012
My commission expires:

Notary Public

LORI E. WINSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-10-2012

PROPERTY ADDRESS: 2417 Eden Street, Nashville, Tennessee 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A.
3476 Stateview Blvd
MAC# X7801-013 (FC)
Fort Mill, South Carolina 29715

S&K File #11-022422
Map & Parcel -092 02 0 452.00

PREPARED BY AND RETURN TO:
Lori Winston
Shapiro & Kirsch, LLP
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

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on April 26, 2012 at 10:00 AM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee pursuant to Deed of Trust executed by Wilbert Randle, Jr., and Vallarie A. Randle, husband and wife, to Robbie Wilson, Trustee, as trustee for National Trust Mortgage Corporation on August 4, 1998 at Book 11060, Page 87; conducted by Shapiro & Kirsch, LLP having been appointed Substitute or Successor Trustee, all of record in the Davidson County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable.

Party Entitled to Enforce the Debt: Owner of Debt: Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A.

The following real estate located in Davidson County, Tennessee, will be sold to the highest cash bidder:

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

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 244 on the map of the Subdivision of Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County. Said Lot Number 244 Fronts 50 feet on the Southerly side of Eden Street and runs back between parallel lines 150 feet to an alley.

Street Address: 2417 Eden Street, Nashville, Tennessee 37208

Parcel Number: 092 02 0 452.00

Current Owner(s) of Property: Wilbert Randle, Jr., and wife, Vallarie A. Randle

Other Interested parties: Washington Mutual Finance

The street address of the above described property is believed to be 2417 Eden Street, Nashville, Tennessee 37208, 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 HB 3588 letter mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117. This sale is subject to all matters shown on any applicable recorded plat any unpaid taxes; and any restrictive covenants, easements, or setback lines that may be applicable; any statutory right of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

This sale is subject to all matters shown on any applicable recorded plat any unpaid taxes; and any restrictive covenants, easements, or setback lines that may be applicable; any statutory right of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Washington Mutual Finance

Notice required by § 67-1-1433(b)(1) of the Tennessee Code to be given to the state of Tennessee has been timely given. The sale of the land described above will be subject to the right of the state of Tennessee to redeem the land as provided for in § 67-1-1433(c)(1) of the Tennessee Code.]

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower, and the rights of Wilbert Randle, Jr., and Vallarie A. Randle, husband and wife, and those claiming through them, and subject to the right of redemption by the DEPARTMENT OF LABOR AND WORK FORCE DEVELOPMENT, STATE OF TENNESSEE by reason of tax lien of record in Instrument Number 20091217-0114722 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 by the Substitute Trustee 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. 11-022422
Mar. 23, 30, Apr. 6, 2012 RH14448

PROOF OF PUBLICATION

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

March 23, 2012
March 30, 2012
April 6, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 6th day of **April 2012**, this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron 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

Gerald M. Shapiro
Admitted in Illinois & Florida
Joe M. Kirsch, Managing Partner
Admitted in Tennessee
Sharon N. Fewell, Managing Attorney
Admitted in Arkansas & Tennessee
Ashley M. Jones
Admitted in Arkansas & Tennessee
Bonnie B. Culp
Admitted in Tennessee



Shapiro and Kirsch, LLP
ATTORNEYS AT LAW

Robert Schneider
Admitted in Tennessee
Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Jeremiah L. McGuire
Admitted in Tennessee
Philip M. Brooks
Admitted in Tennessee
Michael A. Dennie
Admitted in Mississippi & Tennessee

March 19, 2012

CERTIFIED MAIL #7196 9008 9111 5549 7983
RETURN RECEIPT REQUESTED

Department of Labor and Workforce Development
Delinquency Control
Attn: Leon Elrod
220 French Landing Drive
Nashville, Tennessee 37243

RE: Property Address: 2417 Eden Street, Nashville, Tennessee 37208
Property Owner(s): Wilbert Randle Jr.
S&K # 11-022422

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Wells Fargo Bank, NA, I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A. of record at Book 11060, Page 87 in Davidson, Tennessee.

The legal description of the property is:

Described property located in Davidson County, Tennessee, to wit:
A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 244 on the map of the Subdivision of Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County. Said Lot Number 244 Fronts 50 feet on the Southerly side of Eden Street and runs back between parallel lines 150 feet to an alley.

Your Notice of Tax Liens were filed:

County: Davidson
Account Number: 0716-030-8

The foreclosure will be held for cash:

Place:	Davidson County Courthouse
Date:	April 26, 2012
Time:	10:00AM

The approximate amount of the principal obligation including interest is **$97,990.78**.

The approximate expenses will be:

Advertisement	**$ 450.00**
Attorney fee	**$ 600.00**
Recording	**$ 32.00**

Please advise immediately of any problems or objections. Also, please reference our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Enclosures
cc: Wells Fargo Bank, NA

dept-tn.ltr

DL

TENNESSEE DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

Employment Security Division
Employer Accts-Delinquency Control
220 French Landing Drive
Nashville, TN 37243

NOTICE OF STATE TAX LIEN

Employer:
VALLARIE RANDLE, INDIVIDUALLY
AND D/B/A SONSHINE PATCH (GOCH)
2417 EDEN ST
NASHVILLE TN 37208

Account No.: 0716-030 8
Lien No.: 09-4863
County: Davidson

Pursuant to the provisions of T.C.A. §50-7-404 et. seq., a lien exists in favor of the State of Tennessee Department of Labor and Workforce Development upon all property and all rights, title and interest in property acquired either prior to or subsequent to the filing of this notice, belonging to the above named employer. Notice is hereby given that there have been assessed unemployment taxes, interest, penalties and any other associated fees, which after demand for payment thereof remain unpaid. The amount of said unemployment taxes and any other associated fees constitutes the amount of said lien.

The precise amount of the lien may be obtained from the Employment Security Division Delinquency Control Unit at 615-741-5103.

Witness my hand at Nashville, Tennessee, on the 9th day of December, 2009.

This instrument was prepared by the State of Tennessee Department of Labor and Workforce Development.

James G. Neeley
Commissioner of Labor and Workforce Development
BY: Mark Howell

Delegate of Commissioner
Mark Howell

FOR REGISTER USE ONLY - PRINT OR STAMP	
BOOK NO:	DATE:
PAGE NO: BILL GARRETT, Davidson County Trans:T20090084801 LIENLWD Recvd: 12/17/09 09:00 1 pgs Fees:12.00 Taxes:0.00 [redacted] 20091217-0114722	TIME:
REGISTER:	BY:

STATE COPY

LB-0638 (Rev. 7/09)

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