RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296

BILL GARRETT, Davidson County
Trans:T20120043220 DEEDTRS
Recvd: 06/12/12 09:53 3 pgs
Fees:17.00 Taxes:0.00
20120612-0051258

Tennessee/FHA
Map # 129-110A01500CO

Victoria Pevsner
FLAGSTAR: 0502735579
FHA: #483-4284744-734

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 8, 2010, and recorded in REGISTER'S INSTRUMENT NO. 20100421-0030180, in the Register's Office of Davidson County, Tennessee, Vicki F. Pevsner, married, conveyed to Frank Alvstad 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 NO. 20120312-0021060 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 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 April 10, 2012 at which time said sale was postponed and held on April 17, 2012, 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 time the said property was struck off and sold to FLAGSTAR BANK, FSB, a corporation, at and for the sum of ONE HUNDRED NINETY FOUR THOUSAND FIVE HUNDRED EIGHTY FIVE AND NO/100'S DOLLARS , that being the highest and best bid offered; and,

WHEREAS, the said FLAGSTAR BANK, FSB has assigned its interests in the said property to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., 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 FLAGSTAR BANK, FSB of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., 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:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 114R, A CERTAIN CONDOMINIUM APARTMENT, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE MASTER DEED FOR THE CLOISTER AT ST. HENRY, PHASE 1D, OF RECORD IN BOOK 6933, PAGE 927 AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 7404, PAGE 766, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT FOR THE CLOISTER AT ST. HENRY, PHASE 1D, ATTACHED AS EXHIBIT "B" TO SAID MASTER DEED FOR PROPER IDENTIFICATION.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Vicki F. Pevsner, married, her HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in Instrument Number 20080211-0013800, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale has been made to the Internal Revenue Service and this sale is made subject to the redemption rights of the Internal Revenue Service.

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

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

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 THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., his 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	410.50
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	193,562.50
	$194,585.00

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, on April 17, 2012 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 17, 2012, 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.

NOTARY PUBLIC

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires April 20, 2014

My Commission Expires:

NO TAX

PROPERTY ADDRESS
811 Marquette Drive
Nashville, TN 37205

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of HUD
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108-1837

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$*******EXEMPT********EXEMPT********EXEMPT********
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, April 17, 2012
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-20-2014

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires April 20, 2014

WEISS SPICER CASH, PLLC

ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

TELEPHONE: 901-526-8296
FACSIMILE: 901-526-3061
WEB: WWW.WEISS-SPICER.COM

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

March 6, 2012

CERTIFIED MAIL - RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203
ATTN: Chief, Special Procedures Staff

Re: Serial #715203010 & 791290511
Victoria Pevsner
811 Marquette Drive
Nashville, TN 37205
Flagstar Loan #0502735579
FHA #483-4284744-734

Dear Sir:

We represent Flagstar Bank, FSB the owner and holder of a first deed of trust covering the property municipally described in the above caption. A xerox copy of the instrument which, as you will notice, is of record in Register's Instrument No. 20100421-0030180, Davidson County Register's Office, is enclosed. The indebtedness secured by the deed of trust is in default and, accordingly, consistent with the terms and conditions of the instrument, the principal balance and interest due have been accelerated and the foreclosure sale is scheduled for April 10, 2012 at 12:00 PM at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, Nashville, Davidson County, Tennessee, at which time the property will be sold at the public outcry to the highest and best bidder for cash. The principal balance of our client's debt is $185,305.00, plus interest at the rate of 5.50% per annum from September 30, 2011 and the foreclosure fees and expenses incurred.

Xerox copies of your forms 668 of record at Instrument No. 20101105-0088833 & 20110613-0044841, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW:jc
Enclosures

2. Article Number
7196 9008 9111 2233 7076
flagstar/ Pevsner Victoria

3. Service Type CERTIFIED MAIL™

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) H. Redding
B. Date of Delivery

C. Signature
X H. Redding
☐ Agent
☐ Addressee

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

RECEIVED

Nashville Mail Center

CERTIFIED MAIL RETURN RECEIPT REQUESTED
District Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203
ATTN: Chief, Special Procedures Staff

1779-093151-FC

PS Form 3811, January 2005 Domestic Return Receipt