THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
5107 Maryland Way, Suite 115
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 42,023.36.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF November, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/4/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark Schklar
Linda Schklar
697 Swamp Road
Eagleville, TN 37060

SEND TAX BILLS TO:
Owners

MAP – PARCEL NUMBERS
181100A00300CO

SUBSTITUTE TRUSTEE'S DEED

This Instrument made and entered in to on this 20th day of November, 2012, by and between Thomas J. Elmlinger, a Successor Trustee, a resident of Williamson County, Tennessee, whose address is 5107 Maryland Way, Suite 115, Brentwood, Tennessee 37027 ("Trustee"), and Mark Schklar and Linda Schklar, husband and wife ("Grantee");

WHEREAS, by deed of trust dated June 22, 2009, of record at Instrument No. 20090623-0058202, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Edwin Portillo ("Mortgagor") conveyed to Laura Perry, as trustee, the property (the "Property") described in this instrument, for the benefit of Executive Construction, Inc., as beneficiary;

WHEREAS, Mark Schklar and Linda Schklar (the "Lawful Holders") are the current holders of the Promissory Note from the Mortgagor, secured by the Deed of Trust aforesaid, as evidenced by that certain Transfer of Debt and Liens, Assignment of Deed of Trust, from Executive Construction, Inc. to Mark Schklar and Linda Schklar, dated November 14, 2009, and recorded as Instrument No. 20091203-0110796, Register's Office for Davidson County, Tennessee;

WHEREAS, the Lawful Holders appointed Trustee to serve as successor trustee by Instrument of record at 20121126-0108333, Register's Office for said County;

WHEREAS, a default has occurred with respect to the Deed of Trust and Lawful Holders have directed the Trustee to sell the Property in the manner described in the Deed of Trust and according to applicable law;

WHEREAS, the Trustee caused a foreclosure sale to be advertised in a newspaper published in the county where the property is located on October 11th, 18th and 25th, 2012;

BILL GARRETT, Davidson County
Trans:T20120089794 DEEDTRS
Recvd: 11/26/12 13:39 7 pgs
Fees:38.00 Taxes:155.49

20121126-0108334

WHEREAS, the Property is unimproved, and not the primary residence of the Mortgagor, and, therefore, the Notice of the Right to Foreclose pursuant to Tenn. Code Ann. §35-5-117 was not required;

WHEREAS, at the time, place and date specified in notices and/or advertisements published in accordance with the Deed of Trust and applicable law, the Trustee caused the Property to be offered for sale at public outcry on November 20, 2012. After opening the floor for competitive bids, the Property was sold to Grantee at the price of $42,023.36.

NOW, THEREFORE, I, Thomas J. Elmlinger, pursuant to my powers as Trustee and not further or otherwise, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Mark Schklar and Linda Schklar, husband and wife, Grantee's successors and assigns, all of my right, title and interest in and to the following described real estate and any improvements located thereon and affixed thereto, but only pursuant to my powers as trustee and not further or otherwise. The Property is further described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of SECTION ONE, AUTUMN OAKS, of record in Plat Book 9700, pages 913 and 914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Francisco J. Portillo by Quitclaim Deed from Edwin Portillo, dated December 21, 2010 and recorded at Instrument No. 20110105-0001344, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 6709 Autumn Oaks Drive, Brentwood, Tennessee 37027-8816.

Further, the aforesaid property is conveyed specifically subject to the right of the United States to redeem the property, as provided in 26 U.S.C. §7425(d)(1) and arising as a result of its Notice of Federal Tax Lien against Francisco Portillo, of record at Instrument No. 20060328-0034999, Register's Office for Davidson County, Tennessee and the right of the United States to redeem the property, as provided in 26 U.S.C. §7425(d)(1) and arising as a result of its Notice of Federal Tax Lien against Francisco Portillo, of record at Instrument No. 201000621-0048035, Register's Office for Davidson County, Tennessee. Attached hereto as Exhibit A is a copy of the notice of sale provided to the United States, to which no response was received.

TO HAVE AND TO HOLD unto the Grantee, the Property, together with all improvements thereon, all bar of the equity of redemption and all other rights of redemption, statutory or otherwise (including without limitation, those rights of redemption contained in Tennessee Code Annotated Section 88-8-101 et seq.), homestead, dower, elective share, rights of appraisement of valuation and other rights and exemptions of every kind all of which are provided in, but only to the extent provided in the Deed of Trust.

This conveyance is subject to all matters that may take priority over the deed of trust under which this foreclosure sale is conducted and are not extinguished by such sale.

This instrument is provided without warranty by the Trustee of any nature. Trustee conveys to Grantee only pursuant to his rights and powers granted as set forth in this Instrument and in accordance with Tennessee Law.

WITNESS my hand this 20th day of November, 2012.

Thomas J. Elmlinger, Trustee

STATE OF TENNESSEE }
COUNTY OF Williamson }

Personally appeared before me, a Notary Public in and for said County and State, the within named Thomas J. Elmlinger, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee as set forth in this instrument, and that he as such Trustee being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

WITNESS my hand and official seal at Brentwood, Tennessee, this 20th day of November, 2012.

Notary Public

My Commission Expires: 2/4/2015

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Thomas J. Elmlinger

Attorney at Law

5107 Maryland Way, Suite 115
Brentwood, Tennessee 37027

October 15, 2012

Via Certified Mail
Return Receipt Requested

Internal Revenue Service
Attn: Collection Advisory Group Manager
801 Broadway, MDP-53
Nashville, TN 37203

2012 OCT 16 PM 2:0[illegible]

Re: Notice of Non-judicial Sale

Dear Sir or Madam:

I represent Mark Schklar and Linda Schklar. They are the holders of a certain Deed of Trust on the property of Francisco J. Portillo, located at 6709 Autumn Oaks, Brentwood, TN 37027-8816. The purpose of this letter is to provide notice of a non-judicial sale as required by Section 7425(c) of the Internal Revenue Code. Copies of each Form 668Y(c), Notice of Federal Tax Lien, affecting the property to be sold are enclosed. These Federal Tax Liens are junior to my clients' deed of trust. My clients' borrower quitclaimed the property to the delinquent taxpayer after my clients' deed of trust was recorded.

Person Submitting Notice:	Thomas J. Elmlinger 5107 Maryland Way, Suite 115 Brentwood, TN 37027 (615) 292-5986
Property Description:	Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of SECTION ONE, AUTUMN OAKS, of record in Plat Book 9700, pages 913 and 914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
Property Address:	6709 Autumn Oaks Drive, Brentwood, TN 37027-8816
Property Owner:	Francisco J. Portillo
Date and Time of Sale:	November 20, 2012, at 10:00 AM
Place of Sale:	Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee
Terms of Sale:	Cash to highest bidder

Phone: (615) 292-5986 **Fax: (615) 661-7701** **Email: tom@banktitle.com**

Listed below are the approximate amounts of the principal and interest due and the expenses chargeable against the sale proceeds:

Principal:	$31,500.00
Interest:	$5,197.81
Late Charges:	$566.58
Property Taxes:	$1,368.98
Publication Costs:	$150.00
Recording Costs:	$24.00
Attorney's Fees	$2,100.00
Conveyance Tax:	$151.36
Total:	$41,058.73

A duplicate of this notice is enclosed herewith. Please indicate on the duplicate the date and time this notice was received, and return it to the undersigned.

Thank you very much for your cooperation in this matter. Please do not hesitate to call should you have any questions or if I can be of assistance.

Sincerely yours,

Thomas J. Elmlinger
Attorney at Law

enclosures

cc: Mark & Linda Schklar

1872

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
279698006

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Davidson County LIENFTL
Recvd: 03/28/06 09:30 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20060328-0034999

Name of Taxpayer FRANCISCO R PORTILLO

Residence 3829 FAULKNER DR
NASHVILLE, TN 37211-4913

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/1998	[redacted]-6823	11/08/2004	12/08/2014	11016.46
1040	12/31/1999	[redacted]-6823	11/08/2004	12/08/2014	10243.94
1040	12/31/2000	[redacted]-6823	11/08/2004	12/08/2014	84737.16
1040	12/31/2001	[redacted]-6823	11/08/2004	12/08/2014	108891.14

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 214888.70

This notice was prepared and signed at DALLAS, TX, on this,

the 16th day of March, 2006.

Signature R. A. Mitchell
for PATRICIA GROVES

Title
REVENUE OFFICER
(615) 250-5174

25-06-2244

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

3592

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
665447710

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

BILL GARRETT, Davidson County
Trans:T20100037458 LIENFTL
Recvd: 06/21/10 10:16 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20100621-0048035

Name of Taxpayer FRANCISCO R PORTILLO

Residence 3829 FAULKNER DR
NASHVILLE, TN 37211-4913

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2003	XXX-XX-6823	05/11/2009	06/10/2019	75840.63
1040	12/31/2004	XXX-XX-6823	05/11/2009	06/10/2019	118791.45
1040	12/31/2005	XXX-XX-6823	05/11/2009	06/10/2019	109585.81

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 304217.89

This notice was prepared and signed at NASHVILLE, TN, on this,

the 09th day of June, 2010.

Signature R. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X