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

BILL GARRETT, Davidson County
Trans:T20120098673 DEEDTRS
Recvd: 12/26/12 15:45 8 pgs
Fees:43.00 Taxes:233.10
20121226-0119000

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 24, 1984, recorded in Book 6353, Page 708; re-recorded at Book 6407, Page 457, in the Register's Office of Davidson County, Tennessee, Henry H. Carpenter, Jr., and wife, Patsy P. Carpenter conveyed to Alan L. Saturn, 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, the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20121025-0097776, 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, the holder requested said Substitute Trustee to, upon proper advertisement and notice, 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, the said property was by the Substitute Trustee, 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 November 27, 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 James C. Carter, Jr., whose address is 131 Riverwood Drive, Franklin, TN 37069, at and for the sum of $63,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, James C. Carter, Jr., 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 James C. Carter, Jr. 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 James C. Carter, Jr., 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 Number 460 on the Plan of Priest Lake Park, Section 7-B, as of record in Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

This legal description is identical with that in Deed of Trust recorded in Book 6353, Page 708; re-recorded at Book 6407, Page 457, 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 6353, Page 708; re-recorded at Book 6407, Page 457, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 6353, page 705, 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 James C. Carter, Jr., 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 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 18 day of December, 2013.

Shapiro & Kirsch, LLP

By: _____
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 18th day of December, 2013, before me, a Notary Public, in and for said State and County, personally appeared Philip Brooks, with whom I am personally acquainted, and who, 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.

06/01/14
My commission expires:

Claire M. Julian
Notary Public

CLAIRE H. JULIAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 01, 2014

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 $63,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James C. Carter Jr.
Affiant

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

~~My commission expires:~~

L Chandler, Dep. Reg
~~Notary Public~~

PROPERTY ADDRESS: 348 Clearlake Drive (per DOT), 348 Clearlake Drive West (per Assessor), Nashville, Tennessee 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James C. Carter, Jr.
131 Riverwood Drive, Franklin, TN 37069

S&K File #10-006838 / W50
Map & Parcel -13610006300

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total :

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **November 27, 2012 at 10:00 AM local time,** at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by Shapiro & Kirsch, LLP Substitute Trustee, pursuant to Deed of Trust executed by Henry H. Carpenter, Jr., and wife, Patsy P. Carpenter, to Alan L. Saturn, Trustee, on July 24, 1984 at Book 6353, Page 708; Re-Recorded at Book 6407, Page 157; all of record in the Davidson County Register's Office.

Owner of Debt: JPMorgan Chase Bank, National Association

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

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

Lot Number 460 on the Plan of Priest Lake Park, Section 7-B, as of record in Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

Street Address: 348 Cleartake Drive (per DOT), 348 Cleartake Drive West (per Assessor), Nashville, Tennessee 37217

Parcel Number: 13610006300

Current Owner(s) of Property: Henry H. Carpenter, Jr. and wife, Patsy P. Carpenter

Other interested parties: AmSouth Bank, AmSouth Bank, foreclosurenotice@regions.com, Regions Bank and Regions Bank, foreclosurenotice@regions.com

The street address of the above described property is believed to be 348 Cleartake Drive (per DOT), 348 Cleartake Drive West (per Assessor), Nashville, Tennessee 37217, 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 referenced 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 Henry H. Carpenter, Jr., and wife, Patsy P. Carpenter, 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 200502240020082, Instrument Number 200506170069741 and Instrument Number 200506170069742 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.

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.

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)767-6566
Fax (901)761-5690

File No. 10-006838
Oct. 12, 19, 26, 2012 PH16122

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, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

October 12, 2012
October 19, 2012
October 26, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By:_____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **26th** day of **October 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.

54 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
Michael A. Dennie
Admitted in Mississippi & Tennessee

October 5, 2012

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
(RECEIPT # 7196 9008 9111 8142 1730)

Internal Revenue Service
Area Director - Compliance
Attn: Technical Support - P. Jackson
801 Broadway - MDP 53
Nashville, TN 37203

Attention: P. Jackson

Dear Sir:

The undersigned, Substitute Trustee, under that certain purchase money Deed of Trust from Henry H. Carpenter, Jr., and wife, Patsy P. Carpenter to Alan L. Saturn, Trustee, dated July 24, 1984, recorded in the Register's Office of Davidson County, Tennessee, in Book 6353, Page 708; Re-Recorded at Book 6407, Page 457 has been requested by the noteholder, JPMorgan Chase Bank, National Association, to sell the security pursuant to the terms of the obligation secured thereby and notice of the proposed sale is hereby given pursuant to Section 7425 of the Internal Revenue Code of 1954.

Enclosed please find a copy of the Notice of Federal Tax Liens recorded in Instrument Number 200502240020082, Instrument Number 200506170069741 and Instrument Number 200506170069742, in the Register's Office of Davidson County, TN.

With respect to the property to be sold, the following information is hereby given:

(a) The description of the property is affected by the Notice, as listed in the deed and Deed of Trust recorded in the aforesaid Register's Office Described property located in Davidson County, Tennessee, to wit:

Lot Number 460 on the Plan of Priest Lake Park, Section 7-B, as of record in Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

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 #8
Lien Unit Phone: (615) 250-5934

Serial Number
214186505

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.

Name of Taxpayer HENRY H CARPENTER JR

Residence 348 CLEARLAKE DR W
NASHVILLE, TN 37217-4521

Davidson County LIENFTL
Recvd: 02/24/05 08:14 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20050224-0020082

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]-6392	03/05/2001	04/04/2011	10491.01
1040	12/31/1999	[redacted]-6392	03/05/2001	04/04/2011	40432.38
				Total	$ 50923.39

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

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

the 14th day of February, 2005.

Signature [signature]
for RALPH WILLIAMS

Title
REVENUE OFFICER
(615) 250-5956

28-14-1528

(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

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 #8
Lien Unit Phone: (800) 913-6050

Serial Number
232435205

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 06/17/05 15:18 1 pg
Fees:12.00 Taxes:0.00
[redacted]
20050617-0069741

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.

Name of Taxpayer HENRY H JR & PATSY A CARPENTER

Residence
348 CLEARLAKE DR W
NASHVILLE, TN 37217-4521

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	12/31/2000	[redacted]-6392	04/18/2005	05/18/2015	5193.94
1040	12/31/2001	[redacted]-6392	04/25/2005	05/25/2015	20053.67
1040	12/31/2002	[redacted]-6392	04/11/2005	05/11/2015	12865.51
1040	12/31/2004	[redacted]-6392	05/16/2005	06/15/2015	16263.90

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

Total $ 54377.02

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

the 10th day of June, 2005.

Signature [signature]
for RALPH WILLIAMS

Title
REVENUE OFFICER
(615) 250-5955

28-14-2241

(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

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 #8
Lien Unit Phone: (800) 913-6050

Serial Number
232435305

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 06/17/05 15:18 1 pg
Fees:12.00 Taxes:0.00
[redacted]
20050617-0069742

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.

Name of Taxpayer HENRY H JR CARPENTER

Residence 348 CLEARLAKE DR W
NASHVILLE, TN 37217-4521

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	[redacted]-6392	02/14/2005	03/16/2015	9184.23

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

Total $ 9184.23

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

the 10th day of June, 2005.

Signature for RALPH WILLIAMS

Title REVENUE OFFICER (615) 250-5955

28-14-2241

(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

BILL GARRETT, Davidson County
Trans:T20100077269 APTSUBTR
Recvd: 12/08/10 16:16 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20101208-0097609

SUBSTITUTION OF TRUSTEE

WHEREAS, Henry H. Carpenter, Jr., and wife, Patsy P. Carpenter, executed Deed of Trust dated July 24, 1984, in favor of Alan L. Saturn, Attorney, Trustee, for the owner/holder of a certain indebtedness to Mortgage Trust Company, being of record in Book 6353, Page 708, and re-recorded in Book No. 6407, Page No. 457, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d)., being the present owner/holder of said indebtedness, has requested foreclosure proceedings to be instituted; and

WHEREAS, said owner/holder of said indebtedness does hereby desire and appoint Shapiro & Kirsch, LLP of Memphis, Tennessee, effective July 2, 2010, any of whom may act, in the place and stead of said Alan L. Saturn, Attorney; and

WHEREAS, the owner/holder of said indebtedness has appointed the Substitute Trustee prior to the first notice of publication as required by T.C.A. §35-5-101 and ratifies and confirms all actions taken by the Substitute Trustee subsequent to said date of substitution and prior to the recording of this substitution; and

Default having been made in the payment of said indebtedness, the said JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d)., owner/holder, has further requested that the Substitute Trustee, under said Deed of Trust, proceed with foreclosure and do any and all things necessary in accordance with the terms of said Deed of Trust, as though the said Substitute Trustee had been originally appointed as Trustee thereunder.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosure property to the Secretary of Veterans Affairs, an Officer of the United States of America, or the Secretary of Housing and Urban Development, or whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's Deed that the undersigned has requested transfer of its bid to grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereto, that the Substitute Trustee was duly authorized and empowered to execute same.

IN WITNESS WHEREOF, the undersigned, owner/holder of said indebtedness, has hereunto set its hand this 3 day of December, 2010.

HOLDER: JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d).

By: April Carocci
Title: Foreclosure Officer

STATE OF Florida
COUNTY OF Duval

Before me, a Notary Public, in and for said state and county, personally appeared April Carocci, with whom I am personally acquainted, and who acknowledged himself/herself to be the Foreclosure Officer of JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d). the within named bargainor, a corporation, and that he as such Foreclosure Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Foreclosure Officer.

WITNESS my hand and Official Seal at office this 3 day of December, 2010.

NOTARY PUBLIC

FLORINA C. MUNOZ
Notary Public - State of Florida
My Comm. Expires Feb 23, 2013
Commission # DD 863731

My commission expires: _____

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
(901)767-5566/ Fax (901)761-5690
S&K File #10-006838