BILL GARRETT, Davidson County
Trans:T20130031720 DEEDTRS
Recvd: 04/18/13 08:53 3 pgs
Fees:17.00 Taxes:0.00
20130418-0038447

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

TENNESSEE/FHA
MAP: #148-06013200

DOROTHY SCOTT
BANK OF AMERICA 215537592
FHA: #4834397539703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 1, 2010, and recorded in REGISTER'S INSTRUMENT NO. 20100210-0010389, in the Register's Office of Davidson County, Tennessee, Dorothy M. Scott and James Scott, III, conveyed to Francis McEyeson 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. 20121220-0117232 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 January 22, 2013, 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 BANK OF AMERICA, N.A., a corporation, at and for the sum of SEVENTY NINE THOUSAND ONE HUNDRED TWENTY TWO AND 36/100'S DOLLARS, that being the highest and best bid offered; and,

WHEREAS, the said BANK OF AMERICA, N.A. 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 BANK OF AMERICA, N.A. 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 DAVIDSON COUNTY, TENNESSEE, AND BEING ALL OF LOT NO. FOUR (4), ON THE PLAN OF MANGUM HEIGHTS SUBDIVISION, OF RECORD IN PLAT BOOK 2330, PAGE 147 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. SUBJECT TO ALL RESTRICTIONS, COVENANTS, RESERVATIONS, AND MINIMUM BUILDING SETBACK LINES AND INGRESS AND EGRESS EASEMENTS AND INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES AS STATED ON RECORDED PLAT OF RECORD, IF APPLICABLE, AND ALL AMENDMENTS THERETO RECORDED AND FURTHER TO ANY MATTER AND/OR CONDITION WHICH WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY OR INSPECTION OF THE PROPERTY HEREIN DESCRIBED. SUBJECT TO ALL NOTES, MATTERS, RESTRICTIONS, AGREEMENTS, COVENANTS, EASEMENTS, SETBACK LINES, RIGHT-OF-WAYS AND ALL OTHER CONDITIONS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Dorothy M. Scott, unmarried, her HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in Instrument Number 20100222-0013431, 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	400.00
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	78,110.36
	$79,122.36

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 January 22, 2013 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 22, 2013, 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:

My Commission Expires April 20, 2014

NO TAX

PROPERTY ADDRESS
3727 Bakertown Road
Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of HUD
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 January 22, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES

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

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

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

December 17, 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 #306802806
Dorothy Scott
3727 Bakertown Road
Nashville, TN 37211
Loan #215537592
FHA #4834397539703

Dear Sir:

We represent Bank of America, N.A. 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. 20100210-0010389, 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 January 22, 2013 at 12:00 PM at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse, 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 $75,692.93, plus interest at the rate of 5.50% per annum from November 28, 2012 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record at Instrument No. 20060809-0098164, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW:jc
Enclosures