BILL GARRETT, Davidson County
Trans:T20130031785 DEEDTRS
Recvd: 04/18/13 09:40 3 pgs
Fees:17.00 Taxes:0.00
20130418-0038503

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

TENNESSEE
MAP # 71-04-4.00

TREVA DAVIS
FIDELITY BANK: 3109937014

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 4, 2002, and recorded in Register's Instrument No. 20020912-0111070 and Modified at Instrument Number 20101208-0097628 in the Register's Office of Davidson County, Tennessee, Treva L. Davis, an unmarried woman, conveyed to FMLS, Inc., 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. 20130327-0029798 in the Register's Office of said County; 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 9, 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 sale FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of SIXTY NINE THOUSAND EIGHT HUNDRED TEN AND NO/100'S DOLLARS; 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 FEDERAL HOME LOAN MORTGAGE CORPORATION of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said FEDERAL HOME LOAN MORTGAGE CORPORATION, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 AND WEST 15 FEET OF LOT NO. 31 ON THE MAP OF THE JOHN L. GORDON SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

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

Treva L. Davis and Victor David Thompson, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT NO. 20020903-0105987, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

Proper notice of this sale was given 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 real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto FEDERAL HOME LOAN MORTGAGE CORPORATION, its 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	349.00
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	68,849.00
	$69,810.00

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, has on April 9, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 9, 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

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
121 GORDON TERRACE
NASHVILLE, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
FEDERAL HOME LOAN MORTGAGE CORPORATION
2300 Windy Ridge Parkway SE
Suite 200 North Tower
Atlanta, GA 30339

Mortgagee: None

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $****EXEMPT*****
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, April 9, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

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

March 6, 2013

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 #743928811
Treva Davis
121 Gordon Terrace
Nashville, TN 37207
Loan #3109937014

Dear Sir:

We represent Fidelity Bank 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. 20020912-0111070 and Modified at Instrument Number 20101208-0097628, 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
foreclosure sale is scheduled for April 9,
outside door of the Register of Deeds offic
Suite 501, Bridgestone Center of the Court
County, Tennessee, at which time the property
outcry to the highest and best bidder for ca
of our client's debt is $64,075.49, plus inte
per annum from October 1, 2012 and the for
incurred.

A xerox copy of your form 668 of re
20110126-0007107, Register's Office of Davi
enclosed.

Yours very tru

ARNOLD M. WEIS

AMW:an

7196 9008 9111 8733 0289

TO:

CERT. MAIL /RETURN RECEIPT REQ
District Director/ IRS
801 Broadway MDP53
Nashville, TN 37203

SENDER:

REFERENCE:

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	
	Certified Fee	
	Return Receipt Fee	
	Restricted Delivery	
	Total Postage & Fees	

USPS®
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE