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:T20130057413 DEEDTRS
Recvd: 07/05/13 12:02 4 pgs
Fees:22.00 Taxes:0.00
20130705-0069793

TENNESSEE/FHA
MAP: #162-12-0-B-21.00CO

JOHN GRIFFIN
BANK OF AMERICA 37000353
FHA: #483-3369140-797

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 30, 2003, and recorded in REGISTER'S INSTRUMENT NO. 20031105-0162617, in the Register's Office of Davidson County, Tennessee, John D. Griffin, married, conveyed to Donald A. Gilliam 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. 20130322-0028284 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 23, 2013 at which time said sale was postponed and held on May 28, 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 FEDERAL HOME LOAN BANK OF CHICAGO, a corporation, at and for the sum of SEVENTY THOUSAND TWO HUNDRED AND NO/100'S DOLLARS, that being the highest and best bid offered; and,

WHEREAS, the said FEDERAL HOME LOAN BANK OF CHICAGO 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 FEDERAL HOME LOAN BANK OF CHICAGO 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, Antioch, County of Davidson, State of Tennessee, to-wit:

UNIT 6-D, ON THE PLAN OF VILLAS AT BELLE PARKE, PHASE 1, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20020913-0111601 AND DEFINED IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20020911-0110959, 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.

John D. Griffin, his HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20101209-0098210 (see also 20031105-0162616), Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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

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	337.00
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	69,251.00
	$70,200.00

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 May 28, 2013 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 28, 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

My Commission Expires:

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires April 20, 2014

NO TAX

PROPERTY ADDRESS
1345 Bell Road Unit 337
Antioch, TN 37013-0000

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

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires April 20, 2014

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, May 28, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES

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 21, 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 #422251808 & 454144708
John Griffin
1345 Bell Road Unit 337
Antioch, TN 37013-0000
Loan #37000353
FHA #483-3369140-797

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. 20031105-0162617, 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 23, 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 $113,926.44, plus interest at the rate of 6.00% per annum from February 4, 2013 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record at Instrument No. 20080221-0017116 & 20080710-0070725, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW:jc
Enclosures

Label #1

Label #2

Label #3

801 Broadway MDP53
Nashville, TN 37203
ATTN: Chief, Special Procedures Staff
SENDER:

REFERENCE:

TEAR ALONG THIS LINE

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

A FOLD AND TEAR THIS WAY→ OPTIONAL

B

Label #4

Certified Article Number 7196 9008 9111 8732 9672

SENDERS RECORD

Label #5

JDistrict Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203
ATTN: Chief, Special Procedures Staff

Charge Amount:

Charge To:

Label #6

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL™

7196 9008 9111 8732 9672

FOLD AND TEAR THIS WAY →

C

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

7196 9008 9111 8732 9672

3. Service Type CERTIFIED MAIL™

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

1. Article Addressed to:

JDistrict Director of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203
ATTN: Chief, Special Procedures Staff

1701-099504-FC

COMPLETE THIS SECTION ON DELIVERY

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

C. Signature
X ☐ Agent ☐ Addressee

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

PS Form 3811, January 2005 Domestic Return Receipt

Thank you for using Return Receipt Service