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

S&K:12-030400

BILL GARRETT, Davidson County
Trans:T20130062926 DEEDTRS
Recvd: 07/24/13 10:25 10 pgs
Fees:52.00 Taxes:0.00
20130724-0076386

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 29, 2007, recorded in Instrument No. 20070703-0079354, in the Register's Office of Davidson County, Tennessee, Devona R. Pulley and Greg Pulley, wife and husband conveyed to Tennessee Title & Escrow, LLC, 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 20120301-0017819, 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 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 property was by Substitute Trustee, 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 July 11, 2013, 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 Federal National Mortgage Association, whose address is Seterus, Inc., 14523 SW Millikan Way, Suite 200, Beaverton, Oregon 97005, at and for the sum of $126,223.40, that being the highest and best bid offered; 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 National Mortgage Association 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 Federal National Mortgage Association, 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:

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

Lot No. 522 on the Plan of Charlotte Park, Section VII, as of record in Book 2663, Page 122, said Register's Office.

Said Lot Fronts 73 feet on the Southwesterly side of Achievement Drive and runs back 148.8 feet on the Northwesterly line 151.9 feet on the Southeasterly line, to a dead line in the rear on which it measures 74.1 feet.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070703-0079354, 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 Instrument No. 20070703-0079354, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed of record in Instrument Number 20070703-0079353, 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 Federal National Mortgage Association, its 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 16 day of July, 2013.

Shapiro & Kirsch, LLP

By: _____

Philip Brooks

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 16 day of July 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.

MY COMMISSION EXPIRES
JANUARY 05, 2015
My commission expires:

_____
Notary Public

CASSANDRA JONES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

TAX EXEMPT TRANSACTION
TCA CODE 67-4-409

PROPERTY ADDRESS: 415 Achievement Drive, Nashville, Tennessee 37209
SECONDARY PROPERTY ADDRESS: 415 Achievement Dr, Nashville, TN 37209

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265-0043

S&K File #12-030400
Map & Parcel -09016018900

COST OF PUBLICATION

First Insertion
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **July 11, 013 at 10:00 AM local time,** at the Davidson ounty Courthouse, South Main door, One Pub- c Square, Nashville, Tennessee, conducted y Shapiro & Kirsch, LLP Substitute Trustee, ursuant to Deed of Trust executed by Devona . Pulley and Greg Pulley, wife and husband, o Tennessee Title & Escrow, LLC, Trustee, on une 29, 2007 at Instrument No. 20070703- 079354; all of record in the Davidson County egister's Office.

Holder: Federal National Mortgage Association

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

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

Lot No. 522 on the Plan of Charlotte Park, Section VII, as of record in Book 2663, Page 122, said Register's Office.

Said Lot Fronts 73 feet on the Southwesterly side of Achievement Drive and runs back 148.8 feet on the Northwesterly line 151.9 feet on the Southeasterly line, to a dead line in the rear on which it measures 74.1 feet.

Street Address: 415 Achievement Drive, Nashville, Tennessee 37209

Secondary Property Address: 415 Achievement Dr, Nashville, TN 37209

Parcel Number: 09016018900

Current Owner(s) of Property: Devona R. Pulley, married

The street address of the above described roperty is believed to be 415 Achievement rive, Nashville, Tennessee 37209, but such ddress is not part of the legal description of he property sold herein and in the event of any iscrepancy, 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 Devona R. Pulley and Greg Pulley, wife and husband, 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 20100503-0033457; 20100528-0041175 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)767-5566
Fax (901)761-5690

File No. 12-030400
May 24, 31, June 7, 2013 RI18828

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:

May 24, 2013
May 31, 2013
June 7, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 7th day of **June 2013,** 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.

FIT 30

Department of Defense Manpower Data Center

Results as of : Jul-02-2013 08:37:36

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: PULLEY

First Name: DEVONA

Middle Name: R.

Active Duty Status As Of: Jul-02-2013

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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
Leigh Skorupa
Admitted in Tennessee
Philip Brooks
Admitted in Tennessee
Michael A. Dennie
Admitted in Mississippi & Tennessee

May 17, 2013

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
(RECEIPT # 7196 9008 9111 9895 1077)

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 Devona R. Pulley and Greg Pulley, wife and husband to Tennessee Title & Escrow, LLC, Trustee, dated June 29, 2007, recorded in the Register's Office of Davidson County, Tennessee, in Instrument No. 20070703-0079354 has been requested by the noteholder, Federal National Mortgage 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 20100503-0033457; 20100528-0041175, 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 No. 522 on the Plan of Charlotte Park, Section VII, as of record in Book 2663, Page 122, said Register's Office.

Said Lot Fronts 73 feet on the Southwesterly side of Achievement Drive and runs back 148.8 feet on the Northwesterly line 151.9 feet on the Southeasterly line, to a dead line in the rear on which it measures 74.1 feet.

(b) The proposed sale of the property, pursuant to the terms of the first Deed of Trust referred to above is to be held on **July 11, 2013 @ 10:00AM;** Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee.

The approximate amount of the principal obligation, including interest, secured by the lien of said Deed of Trust and description of the other expenses which may be charged against the sale proceeds are as follows:

Total Amount Due	$163,857.99
Attorney fees	$600.00
Advertisement	$450.00
Recording charges	$32.00
State tax	$544.30
TOTAL	$165,484.29

Enclosed is a copy of the Deed of Trust.

If your office is in need of further information, please advise.

Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH, LLP

Joe M. Kirsch

Enclosures
cc: Seterus, Inc.

irs2.ltr
S&K #12-030400

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 85
Lien Unit Phone: (800) 913-6050

Serial Number
657883910

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20100032163 LEDFTL
Recvd: 05/28/10 08:30 1 pgs
Fees:12.00 Taxes:0.00
20100528-0041175

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 THE SANDS DINER, a Partnership
DEVONA R PULLEY GEN PTR

Residence 4580 CLARKSVILLE PIKE
NASHVILLE, TN 37218-1508

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)
941	09/30/2009	45-0582490	04/26/2010	05/26/2020	6592.96

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

Total $ 6592.96

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

the 19th day of May, 2010.

Signature K. A. Mitchell
for MARION THARPE

Title
REVENUE OFFICER
(615) 250-5389

25-06-1728

(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) 913-6050

Serial Number
657883910

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:T2010052321S3 LIENFIL
Recvd: 05/25/10 08:38 1 pgs
Fees:12.00 Taxes:0.00
20100528-0041175

Name of Taxpayer: THE SANDS DINER, a Partnership
DEVONA R PULLEY GEN PTR

Residence: 4580 CLARKSVILLE PIKE
NASHVILLE, TN 37218-1508

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)
941	09/30/2009	45-0582490	04/26/2010	05/26/2020	6592.96

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

Total $ 6592.96

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

the 19th day of May, 2010.

Signature: K. A. Mitchell
for MARION THARPE

Title: REVENUE OFFICER
(615) 250-5389

25-06-1728

(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

9607

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 85
Lien Unit Phone: (800) 913-6050

Serial Number
648024510

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 THE SANDS DINER, a Partnership
DEVONA R PULLEY GEN PTR

Residence 4580 CLARKSVILLE PIKE
NASHVILLE, TN 37218-1508

BILL GARRETT, Davidson County
Trans:720168326287 LIENFTL
Recvd: 05/03/10 10:48 1 pgs
Fees:12.00 Taxes:0.00
20100503-0033457

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)
940	12/31/2009	45-0582490	04/05/2010	05/05/2020	698.98
941	09/30/2008	45-0582490	12/22/2008	01/21/2019	1634.76
941	12/31/2008	45-0582490	03/23/2009	04/22/2019	5033.41
941	03/31/2009	45-0582490	07/27/2009	08/26/2019	514.94
941	06/30/2009	45-0582490	09/14/2009	10/14/2019	4522.09
941	12/31/2009	45-0582490	04/12/2010	05/12/2020	5445.05

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

Total $ 17849.23

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

the 22nd day of April, 2010.

Signature R. A. Mitchell
for MARION THARPE

Title
REVENUE OFFICER
(615) 250-5389

25-06-1728

(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

9607

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
648024510

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 THE SANDS DINER, a Partnership
DEVONA R PULLEY GEN PTR

Residence 4580 CLARKSVILLE PIKE
NASHVILLE, TN 37218-1508

BILL GARRETT, Davidson County
Trans:T20100326207 LIENFIL
Recvd: 05/03/10 10:48 1 pgs
Fees:12.00 Taxes:0.00
20100503-0033457

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)
940	12/31/2009	45-0582490	04/05/2010	05/05/2020	698.98
941	09/30/2008	45-0582490	12/22/2008	01/21/2019	1634.76
941	12/31/2008	45-0582490	03/23/2009	04/22/2019	5033.41
941	03/31/2009	45-0582490	07/27/2009	08/26/2019	514.94
941	06/30/2009	45-0582490	09/14/2009	10/14/2019	4522.09
941	12/31/2009	45-0582490	04/12/2010	05/12/2020	5445.05

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

Total $ 17849.23

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

the 22nd day of April, 2010.

Signature R. A. Mitchell
for MARION THARPE

Title REVENUE OFFICER
(615) 250-5389

25-06-1728

(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