BILL GARRETT, Davidson County
Trans:T20130089033 DEEDTRS
Recvd: 10/16/13 09:58 3 pgs
Fees:18.00 Taxes:481.37
20131016-0107946

This instrument prepared by:
WEISS SPICER CASH PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WSC 1701-0107998-FC

Tennessee
Map # 086-08-0-124

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 16, 2004, and recorded in Instrument Number 20040917-0112441 in the Register's Office of Davidson County, Tennessee, Penny G Bell and Husband, Donald E Bell, conveyed to Steltemeier & Westbrook, 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 Instrument Number 20130731-0079484 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 September 10, 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 WRI Nashville Residential Fund II LLC, whose address is 522 Upton Square, Murfreesboro, Tennessee 37129, being the highest and best bidder, became the purchaser of said property at and for the sum of ONE HUNDRED THIRTY THOUSAND ONE HUNDRED AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by WRI Nashville Residential Fund II LLC 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 WRI Nashville Residential Fund II LLC, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 337 on the Final PUD Plan Re-subdivision of Lot 337, Camden Woods, Phase 1 of record in Book 7900, Page 510, Register's Office for said County, to which plat 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.

Penny G. Bell and husband Donald E. Bell, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in Register's Instrument No. 20040917-0112440, 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.

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 WRI Nashville Residential Fund II LLC, his heirs 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.

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 September 10, 2013 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 10, 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
1524 Andchel Drive,
Hermitage, TN 37076-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WRI Nashville Residential Fund II LLC
522 Upton Square
Murfreesboro, TN 37129

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,100.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, September 10, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-18-17

JESSICA S. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WEISS SPICER CASH, PLLC

ATTORNEYS AT LAW

ARNOLD M. WEISS
VALERIE ANN SPICER
ELIZABETH ANN CASH

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

208 ADAMS AVENUE
MEMPHIS, TN 38103-1991

August 1, 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 #934114313
Donald E Bell
1524 Andchel Drive
Hermitage, TN 37076-0000
Loan #78370675

Dear Sir:

We represent The Bank of New York Mellon FKA The Bank of New York As Trustee For The Certificateholders Of The Cwabs, Inc., Asset-Backed Certificates, Series 2005-5 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 Instrument Number 20040917-0112441, 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 Tuesday, September 10, 2013 at 12:00 PM at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center, 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 $133,606.08, plus interest at the rate of 9.25% per annum from April 1, 2008 and the foreclosure fees and expenses incurred.

A xerox copy of your form 668 of record in Instrument Number 20130422-0039495, Register's Office of Davidson County, Tennessee, is enclosed.

Yours very truly,

Arnold M. Weiss

ARNOLD M. WEISS

AMW:vm
cc:

RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

2. Article Number

7196 9008 9111 0467 3963

3. Service Type CERTIFIED MAIL™

4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:

CERTIFIED MAIL-RETURN RECEIPT REQUESTED
District Dir of the Internal Revenue Service
801 Broadway MDP53
Nashville, TN 37203

1701-107998-FC

PS Form 3811, January 2005 Domestic Return Receipt

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

Thank you for using Return Receipt Service