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

Davidson County	DEEDTRS
Recvd: 04/16/14 14:58	6 pgs
Fees:32.00 Taxes:0.00	
20140416-0031969	

S&K:12-036423

Tennessee FHA

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 9, 2008, recorded in Instrument No. 20081017-0104514; corrected by Scrivener's Affidavit of record at Instrument No. 20130925-0100611, in the Register's Office of Davidson County, Tennessee, Robert Keith Moulder and Connie Moulder, husband and wife conveyed to Emmett James House or Bill R. McLaughlin, 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 20131014-0107343, 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 Notice of the Right to Foreclose has been timely given in compliance with Tennessee Code Annotated §35-5-117.

WHEREAS, 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 said property was by the Substitute Trustee, 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 December 13, 2012 at 10:00 AM, at which time it was announced the sale adjournment to be held on January 17, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on February 21, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on March 28, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on May 30, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on July 11, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on September 19, 2013 at 10:00 AM, at which time it was announced the sale was further adjourned to be held on October 24, 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 Regions Bank DBA Regions Mortgage, whose address is Regions Mortgage, 7130 Goodlett Farms Parkway, A4W, Cordova, Tennessee 38016, at and for the sum of $129,382.68, that being the highest and best bid offered; and,

WHEREAS, the said Regions Bank DBA Regions Mortgage has assigned its interests in the said property to Secretary of Housing and Urban Development, 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 Regions Bank DBA Regions Mortgage 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 Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Old Hickory, County of Davidson, State of Tennessee, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 37 on the Plan of Scenic View Subdivision, prepared by W. W. Turner Company, Engineers, on August 20, 1948, not of record, more particularly described as follows:

Beginning with a concrete monument at the west end of the return at the intersection of Keeton Avenue and a 50 ft dedication for street, said dedication being east of and adjacent to Lot No. 44, thence in a northwesterly direction along the northerly margin of Keeton Avenue a distance of 652.8 feet to an iron pin at the southeast corner of Lot No. 27 and running thence the following calls and distance:

Continuing in a Northwesterly direction along the northerly margin of Keeton Avenue 97.0 feet to an iron pin located in the southeast corner of Lot No. 36; thence in a northeasterly direction along the common line between lots 36 and 37 a distance of 141.0 feet to an iron pin located in the southerly margin of R.E. Richardson property; thence South 46 deg. 31' East along the southerly margin of the Richardson property 97.0 feet to an iron pin located in the northwest corner of Lot No. 38; thence in a southwesterly directions along the common line between Lots 37 and 38 for a distance of 142.0 feet to an iron pin; and the point of beginning.

Being the same property conveyed to Robert Keith Moulder and wife, Connie Moulder, by deed of record in Instrument No. 20050809-0094231, Register's Office for Davidson County, Tennessee.



AND

Being the same property conveyed to Robert Keith Moulder and wife, Connie Moulder, by deed of record in Instrument No. 20081017-0104513, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20081017-0104514; corrected by Scrivener's Affidavit of record at Instrument No. 20130925-0100611, 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. 20081017-0104514; corrected by Scrivener's Affidavit of record at Instrument No. 20130925-0100611, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in Instrument Number 20081017010451 3 and corrected by Affidavit recorded in Instrument Number 20130906-0094170, 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. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

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 Secretary of Housing and Urban Development, Washington, D.C., his 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 25 day of October 2013.

Shapiro & Kirsch, LLP

By: _____

Ashley M. Jones

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 25th day of October, 2013, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, 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
DECEMBER 18, 2016

My commission expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

TAX EXEMPT TRANSACTION
TCA CODE 67-4-409

PROPERTY ADDRESS: 317 Keeton Avenue, Old Hickory, Tennessee 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Michaelson, Conner, and Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

S&K File #12-036423 / UPN
Map & Parcel -04405004500

COST OF PUBLICATION

First Insertion [redacted]
Second Insertion
Third Insertion
Total

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on December 12, 2012 at 10:00 AM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by Shapiro & Kirsch, LLP Substitute Trustee, pursuant to Deed of Trust executed by Robert Keith Moulder and Connie Moulder, husband and wife, to Emmett James House of Bill R. McLaughlin, Trustee, on October 9, 2008 at Instrument No. 20081017-0104514; all of record in the Davidson County Register's Office.

Owner of Debt: Regions Bank d/b/a Regions Mortgage

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

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 37 on the Plan of Scenic View Subdivision, prepared by W. W. Turner Company, Engineers, on August 20, 1948, not of record, more particularly described as follows:

Beginning with a concrete monument at the west end of the return at the intersection of Keaton Avenue and a 50 ft dedication for street, said dedication being east of and adjacent to Lot No. 44, thence in a northwesterly direction along the northerly margin of Keaton Avenue a distance of 652.8 feet to an iron pin at the southeast corner of Lot No. 27 and running thence the following calls and distance:

Continuing in a Northwesterly direction along the northerly margin of Keaton Avenue 97.0 feet to an iron pin located in the southeast corner of Lot No. 36; thence in a northeasterly direction along the common line between lots 36 and 37 a distance of 141.0 feet to an iron pin located in the southerly margin of R.E. Richardson property; thence South 46 deg. 31' East along the southerly margin of the Richardson property 97.0 feet to an iron pin located in the northwest corner of Lot No. 38; thence in a southwesterly directions along the common line between Lots 37 and 38 for a distance of 142.0 feet to an iron pin; and the point of beginning.

Street Address: 317 Keaton Avenue, Old Hickory, Tennessee 37138

Parcel Number: 04405004500

Current Owner(s) of Property: Robert Keith Moulder and Connie Moulder

The street address of the above described property is believed to be 317 Keaton Avenue, Old Hickory, Tennessee 37138, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, 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.

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. 12-036423
Oct. 19, 26, Nov. 2, 2012 FN16223

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:

October 19, 2012
October 26, 2012
November 2, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 2nd day of **November 2012,** 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.

123

FIT

Department of Defense Manpower Data Center

Results as of : Oct-23-2013 08:05:27

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: MOULDER
First Name: CONNIE
Middle Name:
Active Duty Status As Of: Oct-23-2013

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

Department of Defense Manpower Data Center

Results as of : Oct-23-2013 06:05:17

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: MOULDER
First Name: ROBERT
Middle Name: KEITH
Active Duty Status As Of: Oct-23-2013

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

I, Oscie Bonner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Oscie Bonner

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Melissa Gilbert, a notary public for this county and state, (Oscie Bonner) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Gilbert

Notary's Signature

MELISSA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES AUGUST 01, 2016

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electric documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided.

(4) No county register shall be required to accept document transmitted electronically.