PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

Davidson County DEEDTRS
Recvd: 09/23/14 11:54 7 pgs
Fees:38.00 Taxes:276.68
20140923-0087251

S&K:14-058510

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 26, 2006, recorded in Instrument No. 20060627-0076835, in the Register's Office of Davidson County, Tennessee, Kim Kenyon, an unmarried woman conveyed to TN 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument Number 20140722-0064753, in the Register's Office of Davidson County, Tennessee; and,

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, in pursuance of said request the property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger, such advertisement appearing in said newspaper on August 1, 2014, August 8, 2014, and August 15, 2014, by which advertisement the sale was appointed to be held on September 4, 2014, at the front entrance of the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, at 10:00 AM; 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 and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA4, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, whose address is Nationstar Mortgage LLC, 350 Highland Dr., Lewisville, Texas 75067, at and for the sum of $74,778.23, that being the highest and best bid offered; and,

WHEREAS, the said The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA4, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement has assigned its interests in the said property to The Bank of New York, Mellon, as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA4, its successors and assigns; and,

WHEREAS, the purchaser 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 The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA4, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement 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 The Bank of New York, Mellon, as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA4, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Land lying and being in Davidson County, Tennessee, being Lot No. 84 on the Plan of Chapelwood Section 2, as of record in Book 5200, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kim Kenyon, an unmarried woman, by Deed from Hermitage Rentals, LLC, a Tennessee limited liability company by dated May 26, 2006 of record in Instrument No.

20060627-0076834, Register's Office for Davidson County, Tennessee (and recorded simultaneously herewith).

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060627-0076835, 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. 20060627-0076835, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument Number 20060627-0076834, 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.

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 The Bank of New York, Mellon, as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA4, 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 22 day of September, 2014.

Shapiro & Kirsch, LLP

By: _____

Philip Brooks

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 22nd day of September, 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.

05/07/18
My commission expires:

Claire H. Julian
Notary Public

CLAIRE H. JULIAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Comm. Expires May 7, 2018

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $74,778.23, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the date written above.

05/07/18
My commission expires:

Claire H. Julian
Notary Public

CLAIRE H. JULIAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Comm. Expires May 7, 2018

PROPERTY ADDRESS: 4117-4119 Hunting Drive, Hermitage, Tennessee 37076
SECONDARY PROPERTY ADDRESS: 4117 Hunting Drive, Hermitage, TN 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
The Bank of New York, Mellon, as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA4
350 Highland Dr.
Lewisville, Texas 75067

S&K File #14-058510 / CXE
Map & Parcel -086 10 0 056.00

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
Robert Schneider
Admitted in Tennessee



Shapiro and Kirsch, LLP
ATTORNEYS AT LAW

Matthew W. Graves
Admitted in Arkansas Federal Courts, Kentucky & Tennessee
Leigh Skorupa
Admitted in Tennessee
Philip Brooks
Admitted in Tennessee
Michael A. Dennis
Admitted in Mississippi & Tennessee
Bridget Cole
Admitted in Tennessee

December 18, 2013

CERTIFIED MAIL # 7196 9008 9111 1394 5662
RETURN RECEIPT REQUESTED

State of Tennessee
Commissioner of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242-0002

RE: Property Address: 3321 Houk Court, Murfreesboro, Tennessee 37129
Property Owner(s): Keri C. Dunaway
S&K # 12-043360

Dear Sir:

Pursuant to T.C.A. 67-1-1433 and applicable Tennessee statutes, as attorney for Wells Fargo Bank, N.A., I am submitting this as formal notice of the foreclosure proceedings of the above described real property.

The loan is held by Wells Fargo Bank, NA of record at Record Book 1056, Page 3127, Instrument No. 1723255 in Rutherford, Tennessee.

The legal description of the property is:

Land in Rutherford County, Tennessee, Being Lot No. 207 on the Resubdivision of Lots 207 and 208, Section IX, Thompson Square, of record in Plat Book 31, Page 210, Register's Office for Rutherford County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to J. Mitchell Bowman, Jr. by Deed from Gary Houk and wife, Amy Houk, dated January 26th, 2007 and filed for record in Record Book 710, Page 2049, in the Register's Office for Rutherford County, Tennessee and further conveyed to Otho E. Dunaway, Jr. and Keri Dunaway by Warranty Deed from Michael's Homes, LLC dated May 3rd, 2010 and filed for record on June 7th, 2010 in Book 995, Page 1502, in the Register's Office for Rutherford County, Tennessee, also acquired by Quit Claim Deed from J. Mitchell Bowman, Jr. dated July 22nd, 2010 and filed for record on July 23rd, 2010 in Book 1004, Page 2246, in the Register's Office for Rutherford County, Tennessee.

This Property is commonly known as: 3321 Houk Court, Murfreesboro, Tennessee 37129.

Your Notice of Tax Lien was filed: Instrument No. 1802293

County: Rutherford
Date: September 19, 2012

and has Account Number: 002 XXX-XX-1251

The foreclosure will be held for cash:

Place: Rutherford County Courthouse
Date: February 20, 2014
Time: 10:00AM

The approximate amount of the principal obligation including interest is **$292,343.46.**

The approximate expenses will be:

Advertisement	**$ 450.00**
Attorney fee	**$ 600.00**
Recording	**$ 32.00**

Please advise immediately of any problems or objections. Also, please reference our file number on any correspondence returned to our office.

Sincerely,

Joe M. Kirsch

Encl.
cc: Wells Fargo Bank, N.A.

N0007501

3663414120911

TENNESSEE DEPARTMENT OF REVENUE

Record Book
1160 Pg 2063

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:	ENTITY ID:
OTHO E DUNAWAY JR	002 XXX-XX-1251
D/B/A: FOX'S PIZZA DEN 3321 HOUK CT MURFREESBORO TN 37129-0877	002 XXX-XX-1251 COUNTY: RUTHERFORD

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on September 12, 2012.

COMMISSIONER OF REVENUE

By: William E Hooks

Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME

REGISTER **BY:**_____

Heather Dawbarn, Register
Rutherford County Tennessee

Rec #:	710560		
Rec'd:	10.00	Instrument #:	1802293
State:	0.00		
Clerk:	0.00	Recorded	
Other:	2.00	9/19/2012 at	9:00 AM
Total:	12.00	in	
		Record Book 1160 Pgs 2063-2063	

RV-N0007501

N0007501

3663414120911

TENNESSEE DEPARTMENT OF REVENUE

Record Book
1160 Pg 2063

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FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

OTHO E DUNAWAY JR
D/B/A: FOX'S PIZZA DEN
3321 HOUK CT
MURFREESBORO TN 37129-0877

ENTITY ID:

002 XXX-XX-1251
002 XXX-XX-1251

COUNTY: RUTHERFORD

This instrument was prepared by the Tennessee Department of Revenue.
Witness my hand, at Nashville, Tennessee, on September 12, 2012.

COMMISSIONER OF REVENUE

By: William E. Hasha
Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO **PAGE NO.** **DATE** **TIME**

REGISTER **BY:**_____

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 710560
Rec'd: 10.00 Instrument #: 1802293
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 9/19/2012 at 9:00 AM
Total: 12.00 in
Record Book 1160 Pgs 2063-2063

RV-N0007501

I, Idil Said, do hereby make oath that I am 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.

Idil Said
Signature

09/23/2014
Date

State of Tennessee

County of Shelby

On this the 23rd day of September, 2014, personally appeared before me, a notary public for this county and state, Idil Said who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Myeshia Rich
Notary's Signature

MYESHIA RICH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2017

S&K No. 14-058510