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: 01/16/15 13:22	8 pgs
Fees:42.00 Taxes:0.00	
20150116-0004887	

S&K:14-061431

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 15, 2007, recorded in Instrument No. 20071019-0124175, in the Register's Office of Davidson County, Tennessee, William Lee Hendon, unmarried conveyed to Larry A. Weissman, 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 20141103-0101413, 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 Ledger, such advertisement appearing in said newspaper on November 21, 2014, November 28, 2014, and December 5, 2014, by which advertisement the sale was appointed to be held on January 13, 2015, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 12:00 PM; 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, 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 Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, whose address is Seterus, Inc., 14523 SW Millikan Way, Suite 200, Beaverton, Oregon 97005, at and for the sum of $227,090.79, that being the highest and best bid offered; 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 Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America 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:

> Land in Davidson County, Tennessee, being all of Lot No. 741, Section One of Phase Eight, Lenox Village, as shown by plat appearing of record as Instrument No. 20060824-0104608, of the Register's Office of Davidson County, Tennessee, to which plat reference made for more complete details of said lots.
>
> Being the same property conveyed to the grantor(s) herein named by deed of even date being filed for record simultaneously herewith as Instrument No. 200710190124174, Register's Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20071019-0124175, 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. 20071019-0124175, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded at Instrument Number 20071019-0124174, 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.

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 15th day of January, 2015.

Shapiro & Kirsch, LLP

By: _____

Michael A. Dennie

Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 15th day of January, 2015, before me, a Notary Public, in and for said State and County, personally appeared Michael A. Dennie, 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
OCTOBER 21, 2017

My commission expires:

Notary Public

MYESHIA RICH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

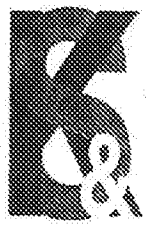
No tax-federal governmental instrumentality. 12 U.S.C. § 1723a(c)(2)

PROPERTY ADDRESS: 2435 Alteras Drive, Nashville, Tennessee 37211

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

S&K File #14-061431
Map & Parcel -173 09 0A 621.00

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
Philip Brooks
Admitted in Tennessee
Michael A. Dennis
Admitted in Mississippi & Tennessee
Bridget Cole
Admitted in Tennessee

November 20, 2014

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
(RECEIPT # 9414 7266 9904 2025 7830 93)

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 William Lee Hendon, unmarried to Larry A. Weissman, Trustee, dated October 15, 2007, recorded in the Register's Office of Davidson County, Tennessee, in Instrument No. 20071019-0124175 has been requested by the noteholder, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, 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 Instrument Number 20131212-0125874, 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 Land in Davidson County, Tennessee, being all of Lot No. 741, Section One of Phase Eight, Lenox Village, as shown by plat appearing of record as Instrument No. 20060824-0104608, of the Register's Office of Davidson County, Tennessee, to which plat reference made for more complete details of said lots.

Being the same property conveyed to the grantor(s) herein named by deed of

even date being filed for record simultaneously herewith as Instrument No. 20071019012417 4, Register's Office for Davidson County, Tennessee.

(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 **January 13, 2015 @ 12:00PM;** 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	$218,318.90
Attorney fees	$600.00
Advertisement	$450.00
Recording charges	$32.00
State tax	$724.02
TOTAL	$220,124.92

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 #14-061431

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
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November 20, 2014

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Attention: P. Jackson

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Sincerely,

LAW OFFICES OF SHAPIRO & KIRSCH, LLP

Joe M. Kirsch

Enclosures
cc: Seterus, Inc.

irs2.ltr
S&K #14-061431

14583

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
971876913

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:T20130103947 LIENFTL
Recvd: 12/12/13 12:15 1 pgs
Fees:12.00 Taxes:0.00
20131212-0125874

Name of Taxpayer WILLIAM LEE HENDON
HENDON CHIROPRACTIC

Residence 7009 LENOX VILLAGE DR STE 105-E
NASHVILLE, TN 37211-7163

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	12/31/2010	62-1686609	05/20/2013	06/19/2023	2644.07
941	03/31/2011	62-1686609	05/20/2013	06/19/2023	2506.04
941	06/30/2011	62-1686609	05/20/2013	06/19/2023	2511.45
941	12/31/2011	62-1686609	05/20/2013	06/19/2023	2524.50

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

Total $ 10186.06

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

the 03rd day of December, 2013.

Signature
for DONNA S CRABTREE

Title
REVENUE OFFICER
(615) 250-5612

25-06-1739

(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)

I, Oscie Bonner, 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.

Signature

January 16, 2015
Date

State of Tennessee

County of Shelby

On this the 16th day of January, 2015, personally appeared before me, 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.

Notary's Signature

MELISSA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES
AUGUST 01, 2016

My Commission Expires:

S&K No. 14-061431