15DA30700
72-10-315

THIS INSTRUMENT WAS PREPARED BY:
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

NEW OWNER:

Federal Housing Administration FHA #483-035435-203

BOOK 5143 PAGE 673

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 29th day of April, 1977, by and between WILKINS, ADAMS & WEEMS, Attorneys, a partnership, SUBSTITUTE TRUSTEE, FIRST PARTY, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT and his successors in office as such, of Washington, District of Columbia, SECOND PARTY.

MAY-4?? MISC B* 6.00 * 6.00

W I T N E S S E T H:

WHEREAS, by Deed of Trust, dated September 22, 1970, of record in Book 4448, page 262, in the Register's Office for Davidson County, Tennessee, Oliver Osbey and wife, Rachel J. Osbey conveyed unto Percy Wilkins, Jr., TRUSTEE, the hereinafter described property to secure the payment of a promissory note in the original amount of $10,850.00; and,

WHEREAS, Percy Wilkins, Jr., TRUSTEE, was unable to act as Trustee under said Deed of Trust and the FIRST PARTY was appointed Substitute Trustee by the owner and holder of said note by an instrument of record in Book 5129, page 337, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payments of the said promissory note and the holder thereof directed the FIRST PARTY to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said promissory note and the Deed of Trust; and

WHEREAS, FIRST PARTY did advertise said property for sale in accordance with the terms and provisions of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record on April 7, April 14, and April 21, 1977; and

WHEREAS, pursuant to said notices, FIRST PARTY did offer said property for sale at the front door of the Davidson County Courthouse, Nashville, Tennessee, on the 29th day of April, 1977, and Guaranty Savings & Loan Association, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $10,987.38, and thereafter assigned in writing its bid to Second Party, and the sum of said bid having been paid, the receipt therefore is hereby acknowledged.

NOW THEREFORE, IN CONSIDERATION of the premises, First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, his successors and assigns the following property in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 36 on the Map of Chas. U. Coggin's First Addition, as of record in Book 421, page 33, Register's Office for said County.
>
> BEING the same property conveyed to Oliver Osbey and wife, Rachel J. Osbey by deed from J. B. Elizer and Robert A.Stewart of record in Deed Book 4448, page 260, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, his successors and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

AND Wilkins, Adams & Weems, Attorneys, a partnership, SUBSTITUTE TRUSTEE, does further covenant and bind itself, its successors and representatives, to warrant and defend the title to said land only as to such title coming through or by it to the said Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the FIRST PARTY has hereunto caused this instrument to be executed by W. E. Weems, II, Partner, the day and date first above written.

WILKINS, ADAMS & WEEMS, Attorneys
a partnership

BY: _____
W. E. Weems, II, Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. E. Weems, II, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 1977

Diane P. Gillum

NOTARY PUBLIC

My Commission Expires: June 1, 1977

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $10,987.38.

W. E. Weems, II

Affiant

Subscribed and sworn to before me, this the 29th day of April, 1977.

Diane P. Gillum

NOTARY PUBLIC

My Commission Expires: June 1, 1977

E02084

IDENTIF. REFERENCE

MAY 4 2 46 PM '77

FELIX [illegible]
REGISTER
DAVIDSON COUNTY, TENN.

Return To:

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
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