MAP 72-12
Par-232

Tennessee FHA

This Instrument Prepared By
ARNOLD M. WEISS
ATTORNEY AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103

Willie C. Jemison, et ux
1714 Hanover
Nashville, TN 37216
L & N Loan # 02-41-52242
(1-41-814249-8)
FHA Loan # 483-048132-221

BOOK 5283 PAGE 221

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 23, 1973, and recorded in Book 4674, Page 782, in the Register's Office of Davidson County, Tennessee, Julia S. Bales, an unmarried person ~~XXXXXXX~~, conveyed to Ernest W. Turnbull 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 Book 5101, Page 713 in the Register's office of Davidson County, Tennessee; and,

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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 the 24th day of February, 19 78, at the main (south) door of the Courthouse, 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 time the said property was struck off and sold to Federal National Mortgage Association, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its home office* at and for the sum of Thirteen Thousand Two Hundred Twenty-Five and 41/100---------- Dollars, that being the highest and best bid offered; and,

*in the City of Washington, District of Columbia.

WHEREAS, the said Federal National Mortgage Association has assigned its interests in the said property to The Secretary of Housing and Urban Development of 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 Federal National Mortgage Association of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development of Washington, D.C., his 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 the westerly 42-1/2 feet of Lot 84 and the easterly 15 feet of Lot 85 on the Plan of Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Proper notice of this sale has been given to the Internal Revenue Service and this conveyance is made subject to redemption rights of the said Internal Revenue Service.

Subject to any unpaid taxes

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 Secretary of Housing and Urban Development of Washington, D. C., his successors 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.

The said Substitute Trustee has applied the consideration as follows:

Publication Expense	$ 77.49
Recording Fee for Substitution of Trustee	4.00
Notary Fee	1.00
Attorney's Fees and Trustee's Fees	350.00
Credit on Note	12,792.92
	$13,225.41

E 6 4 3 4 3

IDENTIF. REFERENCE

MAY 9 10 38 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 24th day of February 19 78.

Arnold M. Weiss Substitute Trustee

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 24th day of February, 19 78, 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 his free act and deed.

IN WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My commission expires:

My Commission Expires June 27, 1981

Linda Pascall

Notary Public

NO TAX

PROPERTY ADDRESS:
1714 Hanover Drive
Nashville, TN 37216

MAIL TAX STATEMENT TO:
The Assistant Commissioner-Comptroller
Federal Housing Administration
Washington 25, D. C.

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $13,225.41 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 this the ____ day of MAY 1978

Linda Pascall
Notary Public

My Commission Expires June 27, 1981