4750

09/26 9:00 CHECK

This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

Send Tax Bills to New Owner (s):
Secretary of Housing and Urban Development
Washington, D. C.

Map 52-9 Group _____ Parcel 2

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated July 25, 1978, to Mickey Carroll, Trustee, executed by Henry P. Coia and Shelia D. Weakley as same appears of record in Book 5317 page 157, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Mickey Carroll, as Trustee under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 5615 page 396 Register's Office of Davidson County, Tennessee, and the said George E. Mudter, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustees; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned tc advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record a newspaper published in Davidson County, Tennessee the first insertion appearing on June 26, 1980, and subsequent insertions appearing on July 3, 1980, and July 10, 1980, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 18, 1980, at 12:00 o'clock noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to WESTERN PACIFIC FINANCIAL CORPORATION at and for the sum of THIRTY-SEVEN THOUSAND ONE HUNDRED SIXTY-FIVE and 40/100 ($37,165.40) DOLLARS which was the highest and best bid in connection therewith; 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 sale, the balance being applied upon said indebtedness for which the property was sold; and

WHEREAS, the holder of said indebtedness has instructed the undersigned as Substitute Trustee to convey said property to the Secretary of Housing and Urban Development, Washington, D. C., his successors and assigns;

NOW THEREFORE, in consideration of the promises and the payment of One Dollar ($1.00) cash in hand paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development, his successors and assigns, in fee simple forever, the property abovementioned and now further described:

Being Lots Nos. 1 and 2 on the Map showing subdivision of part of Lot No. 17 in Montague Subdivision, which is of record in Book 547, Page 100, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Henry P. Coia and Shelia D. Weakley, by deed from Patrick H. Kane and wife, Linda L. Kane , of record in Book 5317, Page 155, said Register's Office.

TO HAVE AND TO HOLD the 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, his successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., 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 no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Substitue Trustee, has executed this instrument on the 26 day of September, 1980.

G0975 IDENTIF. REC. SEP 26 11 0

George E. Mudter, Jr.,
Substitute Trustee

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., the within named 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 26th day of July, 1980.

NOTARY PUBLIC

My commission expires: April 17, 1983

STATE OF TENNESSEE: COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $37,165.40.

Affiant

Sworn to and subscribed before me, this 26th day of Sept., 1980.

Notary Public
My Commission expires: April 17, 1983