59-16 202 JW

Tennessee FHA

Sanford Johnson
2770 Old Matthews Road
Nashville, TN
FFMC Loan # 50002740
FHA Loan # 483-065071-203

BOOK 5717 PAGE 579

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 14, 1978, and recorded in Book 5301, Page 71, in the Register's Office of Davidson County, Tennessee, Sanford Johnson and wife, Norma J. Johnson, conveyed to Donald Robinson 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 5635, Page 220 in the Register's office of Davidson County, Tennessee; and,

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 16th day of January, 19 81, 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 Dade Savings and Loan Association, a corporation, whose address is P. O. Box 013981, Miami, Florida, 33101 at and for the sum of Twenty-Seven Thousand and no/100---------- ------($27,000.00)---------- Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Dade Savings and Loan 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 Dade Savings and Loan 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:

BEING Lot No. 132 on the Plan of Trinity Hills Village, Section 2, First Addition, as of record in Plat Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

03/05 6.00- CHECK

3038

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 27,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 81
Notary Public
MY COMMISSION EXPIRES
My Commission Expires July 28, 1982

BOOK 5717 PAGE 580

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:

Recording Fee for Substitution of Trustee	$ 6.00
Publication Expense	144.00
Trustee's Fees	250.00
Credit on Note	26,600.00
	$27,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 16th day of January 19 81.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 16th day of January, 19 81, 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.

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

Notary Public

My commission expires:
My Commission Expires July 28, 1982

NO TAX

PROPERTY ADDRESS:
2770 Old Matthews Road
Nashville, TN

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

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

FELIX Z. WILKINSON II REGISTER
DAVIDSON COUNTY, TENN.
MAR 5 9 14 AM '81
IDENTIF. REFERENCE
63 1868