Tennessee FHA

Willie Lewis
L & N Special Project # 574
INV # 47/R-69/316/1
OFA: 070035761

BOOK 6498 PAGE 317

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 5, 1979, and recorded in Book 5415, Page 869, in the Register's Office of Davidson County, Tennessee, Willie F. Lewis et ux Sarah Lewis, conveyed to Fred O. DeBruhl 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 6443, Page 774 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 13th day of February, 1985, 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 The Lomas & Nettleton Company, a corporation, whose address is P. O. Box 62921, Virginia Beach, Virginia, 23462 at and for the sum of Fifteen Thousand and No/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said The Lomas & Nettleton Company 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 The Lomas & Nettleton Company 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 County of Davidson, State of Tennessee, to-wit:

BEING the westerly 50 feet of Lot No. 81 on the Map of Waverly Place as of record in Book 57, page 95, Register's Office for said County.

SAID part of Lot No. 81 fronts 50 feet on the northerly side of Douglas Avenue and runs back parallel lines 265 feet, more or less, to an alley.

02/25 5.00 - CHECK

3451

Subject to any unpaid taxes and Trust Deed of record in Book 5224, Page 229 in the said Register's Office.

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	189.00
Trustee's Fee	300.00
Credit on Note	14,505.00
	$15,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 13th day of February, 1985.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 13th day of February, 1985, 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 Substitute Trustee and 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 Dec. 8, 1987

NO TAX

PROPERTY ADDRESS
936 Douglas Avenue
Nashville, TN

MAIL TAX STATEMENT TO:
The Assistant Commissioner-Comptroller
Federal Housing Administration
Washington D.C. 20410

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

Mail to

I.D. 5013

IDENTIF. REFERENCE

FEB 25 8 36 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN