Map 105-11
Par 247.00

Tennessee FHA

Donald M. Johnson
DBC #39515-2
FHA #483-096355-703

BOOK 6820 PAGE 216

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 20, 1984, and recorded in Book 6363, Page 978, in the Register's Office of Davidson County, Tennessee, Donald M. Johnson and Sabra E. Stewart-Johnson, conveyed to Donald L. Poleway and D. Gene Merrill 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 6753, Page 344 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 27th day of February, 1986, 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 Dominion Bankshares Mortgage Corporation, a corporation, whose address is 9900 Main Street, Fairfax, Virginia 22031 at and for the sum of Forty-six Thousand Eight Hundred Thirty-four and 06/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Dominion Bankshares Mortgage Corporation 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 Dominion Bankshares Mortgage Corporation 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:

Land in Davidson County, Tennessee being a tract of land in the 6th, formerly the 9th Civil District of said County, being Lot A-2 on the unrecorded subdivision of the Frank St. Charles property described according to a survey made by D. E. Boner, Surveyor, March 8, 1951, and survey of Robert M. Dishner, dated March 13, 1973, as follows:
BEGINNING at the southwest corner of the property conveyed to Helen Louise Ayers, by deed from Frank St. Charles and wife, as of record in Book 1011, Page 82, said Register's Office, said point being 168 feet more or less west of the westerly margin of Bransford, formerly Morton Avenue, as measured along the northerly margin of an alley; thence with said alley, north 87 1/2 degrees west 462.5 feet to the Easterly margin of Thurman Street; thence with same north 2 1/2 degrees east 82.5 feet; thence south 87 1/2 degrees east 464 feet to the westerly line of Lot No. A-1; thence with same, southwardly 32.5 feet to Ayers'northwest corner, thence with Ayers' westerly line, southwardly 50 feet, in all 82.5 feet to the beginning.

IDENTIFICATION REFERENCE

APR 3 9 26 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

88393

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 Appointment of Substitute Trustee | $ 6.00 |
| Publication Expense | 204.00 |
| Trustee's Fee | 50.00 |
| Attorney's Fee | 400.00 |
| Credit on Note | 46,174.06 |
| | $46,834.06 |

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 27th day of February, 1986.

Arnold M. Weiss Sub Trustee

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 27th day of February, 1986, 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.

Marilyn Pulliam

NOTARY PUBLIC

My Commission Expires: My Commission Expires Dec. 8, 1987

NO TAX

PROPERTY ADDRESS
1900 Thurman Street
Nashville, TN 37204

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

MHL
JO.

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