BOOK 7061 PAGE 922

Tennessee FHA

Veronica Thomas
CityFed #771095-0
FHA #483-0990060-703B

71-15
Par 406

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 5, 1985, and recorded in Book 6491, Page 544, in the Register's Office of Davidson County, Tennessee, Veronica W. Thomas and Martelia Ray and husband, Howard D. Ray, III, conveyed to Stephen R. Josleyn 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 6921, Page 732 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 21st day of August, 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 CityFed Mortgage Company, a corporation, whose address is 125 Belmont Drive, Somerset, New Jersey 08873 at and for the sum of Forty-eight Thousand and NO/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said CityFed 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 CityFed 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 Nashville, County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 14 on the Map of Crutcher Brothers Subdivision, as of record in Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

70417

IDENTIFICATION REFERENCE

DEC 8 9 40 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and nereditaments 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 |
| Attorney Fees | 300.00 |
| Credit on Note | 47,490.00 |
| | $48,000.00 |

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 21 day of August, 1986.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 21st day of August, 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.

NOTARY PUBLIC

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

NO TAX

PROPERTY ADDRESS
1124 Pennock Avenue
Nashville, TN 37207

PROPERTY OWNER:
Federal Housing Administration
Service Office
Suite 1600, One Commerce Place
Nashville, TN 37219
Attn: Single Family Property Disposition Branch

Mortgagee: None

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

Mail to