Map 83-14
Par. 157.00

Tennessee FHA

Charlene Jacobson
L & N Special Project 9453
FHA #483-070297-3203

SUBSTITUTE TRUSTEE'S DEED

BOOK 7114 PAGE 177

WHEREAS, by Deed of Trust dated July 31, 1980, and recorded in Book 5633, Page 190, in the Register's Office of Davidson County, Tennessee, Leon Leighton and wife, Jebby Leighton, conveyed to Ralph E. Kelly and Thomas F. Baker, IV 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 6826, Page 724 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 8th day of January, 1987, 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 226407, Dallas, Texas 75222 at and for the sum of Forty-Five 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot 54 and the easterly 20 feet of Lot 55, in Subdivision of Priest Home Plan of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.
Said Lots front together 70 feet on south side of Russell Street and run back between parallel lines 160 feet to an alley.

86029

IDENTIFICATION REFERENCE

JAN 22 9 57 AM '87

FELIX Z. WILSON II 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 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
Attorney Fees	300.00
Credit on Note	44,490.00
	$45,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 8th day of January, 1987.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of January, 1987, 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 Dec. 8, 1987

My Commission Expires:

NO TAX

PROPERTY ADDRESS
1906 Russell Street
Nashville, Tennessee

PROPERTY OWNER:
Federal Housing Administration
Service Office
Suite 1600
One Commerce Place
Nashville, TN 37219

Mortgagee: None

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