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Par 368
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Tennessee FHA

John W. Richie, et ux
GMAC #CECEBGS958104-2
FHA #483-099033-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 11, 1984, and recorded in Book 6468, Page 522, in the Register's Office of Davidson County, Tennessee, John W. Richie and Julie Ann Richie, husband and wife, conveyed to Chicago Title Insurance Company 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 7241, Page 693 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 10th day of June, 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 GMAC Mortgage Corporation of Iowa f/k/a Norwest Mortgage, Inc., a corporation, whose address is P.O. Box 780, Waterloo, Iowa, 50704-0780 at and for the sum of Forty-One Thousand Five Hundred and NO/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said GMAC Mortgage Corporation of Iowa 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 GMAC Mortgage Corporation of Iowa 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 part of Lot No. 5 on the Plan of W. L. Horn's Spout Springs Tract, as of record in Plat Book 57, page 106, Register's Office for said County, described according to a survey made by W. B. Southgate, January 8, 1927, as follows: BEGINNING on the easterly margin of North 17th Street, formerly Hughes Street, at a point 170 feet south of the southerly margin of Eastland Avenue; thence with the easterly margin of said Street, southwardly 45 feet; thence at right angles and parallel with Eastland Avenue, eastwardly 111 feet; thence northwardly and parallel with North 17th Street, 45 feet; thence westwardly and parallel with Eastland Avenue 111 feet to the beginning.

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	219.00
Attorney Fees	300.00
Credit on Note	40,975.00
	$41,500.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 10th day of June, 1987.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of June, 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: My Com... ...Dec. 8, 1987

NO TAX

PROPERTY ADDRESS
517 N. 17th Street
Nashville, Tennessee

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

41645

IDENTIFICATION REFERENCE

JUL 1 9 47 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN