BOOK 7326 PAGE 811

Map 47
Par 135.15

Tennessee FHA

Hubert D. Estes
GMAC #BDBDDUGS616030 2
FHA #483-1037005-203

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 22, 1985, and recorded in Book 6717, Page 702, in the Register's Office of Davidson County, Tennessee, Hubert D. Estes and Peggie M. Estes, husband & wife, conveyed to Chicago Title Insurance Co. 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 7238, Page 787 in the Register's Office of Davdison 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 14th day of July, 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 Sixty-one Thousand 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 City of Nashville, County of Davidson, State of Tennessee, to-wit:

Being a particular parcel of land located in the 13th Civil District of Davidson County, Tennessee and more particularly described by metes and bounds as follows:

BEGINNING at an iron pin (set), said pin being Northwest corner of the herein described parcel and in the line of Lloyd F. Potts as recorded in Book 5071, Page 895, Register's Office Davidson County, Tennessee: thence severing the lands of Buford B. Vester, Jr. as recorded in Book 3924, Page 585, Register's Office for Davidson County, Tennessee, North 73 deg. 23' 14" East, 371.97 feet to a 20 inch walnut tree; thence, South 20 deg. 16' 49" East, 1259.47 feet to an iron pin (set) in the South line of Vester; thence, along Vester's South line South 73 deg. 29' 32" West, 143.00 feet to a 10 inch locust snag, a corner to Robert McCloud et ux as recorded in Book 2106, Page 340, Register's Office for Davidson County, Tennessee; thence, along the line of McCloud North 35 deg. 29' 08" West, 64.14 feet to a 16 inch sassafras tree; thence, North 20 deg. 57' 15" west, 46.58 feet to a 26 inch oak tree; thence, North 31 deg. 11' 22" West, 51.96 feet to a 30 inch oak tree; thence, North 31 deg. 03' 46" West, 102.75 feet to a 12 inch oak stump; thence, 46 deg. 42' 14" west, 106.98 feet to a 20 inch hickory stump; thence, North 61 deg. 25' 23" West, 172.07 feet to a 6 inch dead hickory tree; thence, North 46 deg. 27' 06" West, 280.23 feet to a 8 inch hickory tree; thence, North 25 deg. 08' 38" West, 101.18 feet to a concrete monument by a 14 inch hickory tree, a corner to McCloud and Lloyd F. Potts as recorded in Book 5071, Page 895, Register's Office for Davidson County, Tennessee; thence along the line of Potts North 06 deg. 00' 00" West, 449.62 feet to the POINT OF BEGINNING, and containing 10.00 acres.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6717, Page 702, Register's Office of Davidson County, Tennessee.

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	60,475.00
	$61,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 14th day of July, 1987.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 14th day of July, 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 Commission Expires Dec. 8, 1987

NO TAX

PROPERTY ADDRESS
4845 Sulphur Creek Road
Nashville, TN 37218

PROPERTY OWNER and AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Housing Administration
Service Office
Suite 1600, One Commerce Place
Nashville, TN 37219
Attn: Single Family Property Disposition Branch

Mail to

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

56369

IDENTIFICATION REFERENCE

AUG 17 10 18 AM '87

DAVIDSON COUNTY, TN