BOOK 7412 PAGE 764

Map 72-11
Par 414

Tennessee FHA

James E. McCain
FWMC #014098-8
FHA #483-072405-203

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 29, 1979, and recorded in Book 5491, Page 459, in the Register's Office of Davidson County, Tennessee, James E. McCain, unmarried and Dellcenia Wade, unmarried, conveyed to J. G. Palmer 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 6236, Page 833 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 15th 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 First Wachovia Mortgage Company, a corporation, whose address is P.O. Box 3174, Winston-Salem, North Carolina 27102 at and for the sum of Thirty-five Thousand Five Hundred and No/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said First Wachovia Mortgage 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 First Wachovia Mortgage 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 No. 225 on the Map of the Subdivision of Waters Place on Maxey Lane, as of record in Book 332, page 137, Register's Office for said County.

Said Lot No. 225 fronts 50 feet on the northerly side of Dorchester Avenue and runs back between parallel lines 150 feet to an alley.

James E. McCain obtained title to the above-captioned property by deed of record in Book 5954, Page 307, Davidson County Register's Office.

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	34,975.00
	$35,500.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 15th day of June, 1987.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 15th 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 Commission Expires Dec. 8, 1987

NO TAX

PROPERTY ADDRESS
1617 Dorchester Avenue
Nashville, TN 37216

AGENCY RESPONSIBLE FOR PAYMENT OF TAXES AND 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

IDENTIFI REFERENCE

NOV 30 9 11 AM '87
DAVIDSON COUNTY, TN

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