MAP 82-12
PAR 22

Tennessee FHA

Elijah Sumler, Jr.
FUMC #504-207998
FHA #483-085121-203

SUBSTITUTE TRUSTEE'S DEED BOOK 7459 PAGE 852

WHEREAS, by Deed of Trust dated October 25, 1982, and recorded in Book 5958, Page 647, in the Register's Office of Davidson County, Tennessee, Elijah Sumler, Jr., conveyed to Warren H. Wild, Jr. 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

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WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 7287, Page 312 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 18th day of September, 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 Union Mortgage Corporation, a corporation, whose address is P.O. Box 18109, Raleigh, North Carolina 27619 at and for the sum of Thirty-six Thousand and No/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said First Union 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 First Union 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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Meigs Manor of record in Book 3500, page 3, said Register's Office, described as follows:
SAID Lot No. 1 fronts 60.0 feet on the westerly side of Ramsey Street and extends back 100.0 feet on the westerly line and 170.0 feet on the easterly line to a dead line in the rear measuring 92.2 feet thereon.

Elijah Sumler, Jr. obtained title to the above-captioned property by deed of record in Book 5958, Page 644, 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	35,475.00
	$36,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 18th day of September, 1987.

Arnold M. Weiss Substitute Trustee

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 18th day of September, 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.

Marilyn Dubin

NOTARY PUBLIC

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

NO TAX

PROPERTY ADDRESS
802 Ramsey St.
Nashville, TN 37206

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

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

FEB 1 10 28 AM '88

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

01584