60-8-36 Js

Tennessee FHA

Richard S. Oatts
STF #8036353
THDA #25459
FHA #483-0805519-203

SUBSTITUTE TRUSTEE'S DEED BOOK 7545 PAGE 477

WHEREAS, by Deed of Trust dated September 19, 1980, and recorded in Book 5654, Page 394, in the Register's Office of Davidson County, Tennessee, Richard S. Oatts, conveyed to Michael L. Padalino 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 7424, Page 938 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 2nd day of March, 1988, 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 Tennessee Housing Development Agency, a corporation, whose address is 700 Landmark Center, 401 Church Street, Nashville, Tennessee 37219-2202 at and for the sum of Thirty-one thousand and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Tennessee Housing Development Agency 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 Tennessee Housing Development Agency 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. 7 on the Map of E. A. Lindsley's Subdivision, of record in Book 547, Page 144, Register's Office, Davidson County, Tennessee; being Lot 7-F shown on the survey of the easterly part of Lot No. 7 by William C. Parrish, dated August 24, 1957, and further described according to a survey by John Kohl, dated August 18, 1980, as follows:
SAID Lot 7-F fronts 50 feet on the westerly margin of Hillside Road and runs back between parallel lines, 196.6 feet on the southerly margin and 195.9 feet on the northerly margin to a dead line in the rear, whereon it measures 50 feet.

Richard S. Oatts obtained title to the above-captioned real estate by deed of record in Book 5654, Page 391, 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	234.00
Attorney Fees	300.00
Credit on Note	30,460.00
	$31,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 2nd day of March, 1988.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 2nd day of March, 1988, 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 MAY 18, 1991

NO TAX

PROPERTY ADDRESS
3058 Hillside Road
Nashville, TN 37207

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

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

MAY 17 8 51 AM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

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