Tennessee FHA

Willard L. Biggs
FHA #483-073063-203

105-11
Par 259 Jr

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 8, 1979, and recorded in Book 5530, Page 61, in the Register's Office of Davidson County, Tennessee, Willard L. Biggs and wife, Thelma P. Biggs, conveyed to Phillip E. Hill 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

BOOK 7609 PAGE 328

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 7572, Page 869 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 26th day of July, 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 Lomas Mortgage USA, Inc., formerly The Lomas & Nettleton Company, a corporation, whose address is P.O. Box 226407, Dallas, Texas 75222 at and for the sum of Forty-two Thousand Five Hundred and No/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Lomas Mortgage USA, Inc., formerly The Lomas & Nettleton 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 Lomas Mortgage USA, Inc., formerly The Lomas & Nettleton 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:

Land in Davidson County, Tennessee, being Lot No. 22 and the east one-half of Lot No. 21 on the map of Vine Hill, as of record in Book 161, Page 12, Registers Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 75 feet on the northerly side of Benton Avenue and run back between parrallel lines 170 feet to an alley.

Willard L. Biggs and Thelma P. Biggs obtained title to the above-captioned real estate by deed of record in Book 5530, Page 58, 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's Fees and Trustee's Fees	400.00
Credit on Note	41,860.00
	$42,500.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 26th day of July, 1988.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of July, 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 November 2, 1991

NO TAX

PROPERTY ADDRESS
618 Benton Avenue
Nashville, TN 37204

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:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

FILED & RECORDED
DAVIDSON COUNTY, TN
Jul 26 10 19 AM '88
FELIX E. WILSON, REGISTER

IDENTIFICATION REFERENCE
0997.07/26 0101 03CHECK

6.00

52667