Tennessee FHA

David E. Sanders
GMAC #BDBDLGS513041-2
FHA #483-1031786703

52-4
Rev 5/2

SUBSTITUTE TRUSTEE'S DEED

BOOK 7625 PAGE 69

WHEREAS, by Deed of Trust dated June 14, 1985, and recorded in Book 6585, Page 115, in the Register's Office of Davidson County, Tennessee, David E. Sanders and Penny L. Sanders, conveyed to Chicago Title Insurance Company 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 7548, Page 900 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 22nd day of June, 1988, at the main (south) door of the Courthouse, of Nashville, 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 870, Waterloo, Iowa, 50704-0780 at and for the sum of Forty-Eight Thousand Six Hundred Seventy-Five and 09/100 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 Madison, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 48 on the Plan of Arrowhead Estates, Revised, Section I, of record in Book 4955, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

David E. Sanders and Penny L. Sanders obtained title to the above captioned real estate by Deed of Record in Book 6585, Page 112, Register's Office of Davidson County.

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 | 48,135.09 |
| | $48,675.09 |

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 22nd day of June, 1988.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 22nd day of June, 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.

Dixie K. Betsa
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAY 18, 1991

NO TAX

PROPERTY ADDRESS
212 Manzano Drive
Madison, Tennessee

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

MAIL TO:
THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

5814 1

REGISTER'S OFFICE
Aug 12 10 27 AM '88