Tennessee FHA

Eldridge R. Bell, et ux
FHA Loan # 483-089451-203
Lomas

Par 5 2

SUBSTITUTE TRUSTEE'S DEED

BOOK 7752 PAGE 221

WHEREAS, by Deed of Trust dated April 29, 1983, and recorded in Book 6049, Page 512, in the Register's Office of Davidson County, Tennessee, Jerome K. Shehane and Donna L. Richardson, both unmarried, conveyed to P. E. Davis 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 7523, Page 581 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 10th day of January, 1989, 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 650300, Dallas, Texas, 75265 at and for the sum of One Hundred Four Thousand 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 Hermitage, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plat of Highlands of Tulip Grove, Section III, of record in Plat Book 4675, page 140, Register's Office for Davidson County, Tennessee.
Said Lot No. 167 fronts 67.40 feet on the westerly margin of Luxemburg Drive and extends back 155.00 feet on the northerly line, and 190.00 feet on the southerly line, to a line on the rear on which it measures 139.61 feet.

Eldridge Reid Bell and Martha Bell obtained title to the above-captioned real estate by deed of record in Book 6152, Page 975, 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:

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|---|---|
| Recording Fee for Substitution of Trustee | $ 6.00 |
| Publication Expense | 234.00 |
| Attorney's Fees and Trustee's Fees | 400.00 |
| Credit on Note | 103,346.50 |
| | $104,000.00 |

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 10th day of January, 1989.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of January, 1989, 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. Betts
NOTARY PUBLIC

NOTARY PUBLIC SHELBY CO. TN DIXIE K. BETTS

My Commission Expires: MY COMMISSION EXPIRES MAY 18, 1991

NO TAX

PROPERTY ADDRESS
812 Luxemburg Drive
Hermitage, TN 37076

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Housing Administration
Suite 200
251 Cumberland Bend Drive
Nashville, TN 37228-1803

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

FILED & RECORDED
JAN 17 9 20 AM '89
SHELBY COUNTY, TENN.

IDENTIFICATION REFERENCE

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