Tennessee FHA

Name: Trail, Timothy
S&K#: 88-11-206
FHA #: 482-111318-703
Loan #: 3754

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 7, 1986, recorded in Register's Book 6802, Page 730, in the Register's Office of Davidson County, Tennessee, Timothy Trail and wife, Kathleen Trail, conveyed to Tim N. Taylor, Trustee,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 Register's Book 7701, Page 492, 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 sale Deed of Trust by which advertisement the sale was appointed to he held on February 3, 1989 at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.,

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 Sunshine Mortgage Corporation whose address is 1415 B. Barclay Circle, Marietta, Georgia 30060, at and for the sum of $69,839.65, that being the highest and best bid offered; and

WHEREAS, the said Sunshine 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 Sunshine Mortgage Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, 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 Antioch, County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 16A on the plan of Colewood Acres, Zone Lot Division, Lots 15 & 16, of record in Book 5200, Page 303 as amended in book 6250, Page 601, both in Register's Office for said County,

The grantor received title to the above-captioned real estate by Deed of Trust of record in Register's Book 6802, Page 730, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes, easements and restrictions.

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 Joe M. Kirsch, 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.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal this 3rd day of February, 1989.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 3rd day of February, 1989, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instruments, 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

BRENDA C. SPICER
Notary Public
Shelby County, Tennessee
My Commission Expires July 18, 1992

NO TAX

PROPERTY ADDRESS: 4016 Shufeld Court, Antioch, TN. 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
1 Commerce Place, Suite 1600
Nashville, Tennessee 37239

THIS INSTRUMENT PREPARED BY AND MAIL TO:
LAW OFFICES OF SHAPIRO AND KIRSCH
P.O. Box 241155
Memphis, TN 38124-1155

88-11-206

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RECEIVED FOR RECORD
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MARK CHL

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