Map 162-13-
Par 227

Tennessee FHA

Sandra and Lisa McDonald
James K. Roussel and Sammy C. Roussel
Lomas #02-41-53692
FHA #483-126103-703

BOOK 7815 PAGE 949

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 26, 1986, and recorded in Book 7197, Page 5, in the Register's Office of Davidson County, Tennessee, Lisa G. McDonald and Sandra R. McDonald and James K. Roussel and Sammy Carole Roussel, conveyed to Stephen R. Joslevn 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 7710, Page 646 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 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 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 Seventy-Two Thousand Five Hundred and NO/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Lomas Mortgage USA, Inc. 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. 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. 69-A, Zone Lot Division Lots 76, 57, and 69, Dreamland Estates Southeast, Section Two, as of record in Book 6250, Page 802, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Lisa G. McDonald and Sandra R. McDonald and James K. Roussel and Sammy Carole Roussel obtained title to the above captioned real estate by Deed of Record in Book 7061, Page 488 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	247.50
Attorney Fees and Trustee's Fees	400.00
Credit on Note	71,846.50
	$72,500.00

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

DIXIE K. BETTS NOTARY PUBLIC SHELBY CO., TENN.

My Commission Expires: MY COMMISSION EXPIRES MAY 18, 1991

NO TAX

PROPERTY ADDRESS
914 Ilawood Drive
Nashville, Tennessee

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Housing Administration
251 Cumberland Bend Drive
Suite 200
Nashville, Tennessee 37228-1803
ATTENTION: Single Family Property Disposition Branch

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

24522

RECEIVED FOR REFERENCE
APR 13 9 00 AM '89
SHELBY COUNTY TENNESSEE

5294 04/13 0101 03CHECK 6.00