Tennessee FHA

J&B Investors Property
CC# 921893
FHA #483-102992-203

Par 274 Ts

SUBSTITUTE TRUSTEE'S DEED BOOK 7901 PAGE 359

WHEREAS, by Deed of Trust dated August 21, 1985, and recorded in Book 6665, Page 843, in the Register's Office of Davidson County, Tennessee, James W. Jarrett and wife, Opra W. Jarrett, conveyed to Tim N. Taylor 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 7723, Page 804 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 31st 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 Commonwealth Mortage Company of America, L.P., a corporation, whose address is P.O. Box 4329, Houston, Texas 77210-4329 at and for the sum of Twenty-seven Thousand Six Hundred Twenty-seven and 48/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Commonwealth Mortgage Company of America, L.P. 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 Commonwealth Mortgage Company of America, L.P. 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. 6B, Zone Lot Division of Lots 4-9, as shown on Resubdivision Plan of Joywood Heights, Section III, as of record in Book 6250, page 544, Register's Office for Davidson Conty, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

James W. Jarrett and wife, Opra W. Jarrett obtained title to the above-referenced real estate by Deed of Record in Book 6637, Page 795, 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 Appointment of Substitute Trustee | $ 6.00 |
| Publication Expense | 247.50 |
| Attorney's Fees and Trustee's Fees | 500.00 |
| Credit on Note | 26,873.98 |
| | $27,627.48 |

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 31st day of January, 1989.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 31st 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.

NOTARY PUBLIC

NOTARY PUBLIC — SHELBY COUNTY, TENNESSEE — JANET KENDRICK

My Commission Expires: COMMISSION EXPIRES JUNE 16, 1990

NO TAX

PROPERTY ADDRESS
2721 Bullock Avenue
Nashville, TN 37207

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

0202 07/31 0101 03CHECK 6-00

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

FELIX J. WILSON REGISTER
Jul 31 9 25 AM '89
INSTRUMENT REFERENCE
5 3 3 2 9