Tennessee FHA

Charles L. Townsend
FHA #483-062149-203

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 7, 1977, and recorded in Book 5358, Page 959, in the Register's Office of Davidson County, Tennessee, Charles L. Townsend and wife, Hattie Townsend, 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 7677, Page 374 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 30th day of November, 1988, 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 226407, Dallas, Texas 75222 at and for the sum of Thirty-two 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 County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the northerly 68 feet of Lot Nos. 127, 128, 129, and 130, of Riverside Drive Subdivision, as of record in Book 974, Page 60 and 61, Register's Office for said County.

SAID parts of lots front 68 feet on the easterly margin of Tammany Drive and runs back between parallel lines measuring 200 feet thereon to a dead line in the rear measuring 68 feet.

Charles L. Townsend and Hattie Townsend obtained title to the above-captioned real estate by deed of record in Book 5231, Page 185, 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	234.00
Attorney Fees and Trustee Fees	400.00
Credit on Note	31,360.00
	$32,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 30th day of November, 1988.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 30th day of November, 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.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAY 18, 1991

NO TAX

PROPERTY ADDRESS
2008 Tammany Drive
Nashville, TN

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

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

6687.4

IDENTIFICATION REFERENCE

SEP 18 11 02 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5550 09/18 0101 03CHECK

6.00