Tennessee FHA

Estate of Randall H. Burns, Jr.
T&N #0836863
FHA #483-1065898-203

107-5
Par 47 Sw

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 27, 1985, and recorded in Book 6670, Page 95, in the Register's Office of Davidson County, Tennessee, Randall H. Burns et ux Loritta C. Burns, conveyed to Tommie J. Ferguson 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 7822, Page 843 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 20th day of June, 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 Troy & Nichols, Inc., a corporation, whose address is P.O. Box 4025, Monroe, LA 71211-4025 at and for the sum of Fifty-six Thousand Four Hundred Eighty-nine and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Troy & Nichols, 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 Troy & Nichols, 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. 105 on the Plan of Bel-Air Section Two, as of record in Book 2900, pages 29, 30, 31, 32, Register's Office for Davidson County, Tennessee. SAID Lot No. 105 fronts 65 feet to the easterly side of Patricia Drive and runs back back 150 feet, more or less on the northerly line and 152 feet more or less on the southerly line to the center line of a creek in the rear, on which it measures 65 feet.

The Estate of Randall H. Burns obtained title to the above referenced real estate by Deed of Record in Book 6670, Page 92, 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's Fees and Trustee's Fees	500.00
Credit on Note	55,735.50
	$56,489.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 20th day of June, 1989.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 20th day of June, 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

My Commission Expires: MY COMMISSION EXPIRES MAY 18, 1991

NO TAX

PROPERTY ADDRESS
722 Patricia Drive
Nashville, TN 37217

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

IDENTIFICATION REFERENCE 7.0632

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
OCT 2 11 46 AM 1989

1774 10/02 0101 03CHECK 6.00

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

Mail To: