Tennessee FHA

Name: David Wayne Smith
S&K#: 89-7-025
FHA #: 483120714
Loan#: 02-41-39520

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated August 26, 1986, recorded in Register's Book 6963, Page 177, in the Register's Office of Davidson County, Tennessee, Darryl C. Mooneyhan and wife, Sylvia A. Mooneyhan conveyed to Edward Seddon, 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 7890, Page 94, 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 Wednesday, September 13, 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 Victoria Mortgage Company, whose address is P. O. Box 34777, San Antonio, TX 78217, at and for the sum of $64,484.73, that being the highest and best bid offered; and

WHEREAS, the said Victoria Mortgage Company has assigned its interests in the said property to Secretary of Housing and Urban Development, Washington, D.C., its 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 Victoria Mortgage Company, 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, Washington, D.C., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Being part of Lot C on the Corrected Map of W.P. Ready Subdivision of the Thornton Tract, of record in Book 332, page 110, Register's Office for Davidson County, Tennessee, and more fully described according to a survey by John Kohl and Company as follows:

Said Part of said Lot C fronts 75 feet on the southerly margin of Sarver Avenue and runs back between lines 244-1/2 feet more or less on the westerly line and 242 feet more or less on the easterly line to a line in the rear which measures 75 feet.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Register's Book 6963, Page 177, 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 Secretary of Housing and Urban Development, Washington, D. C., its 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 on Wednesday, September 13, 1989.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Wednesday, September 13, 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

NO TAX

PROPERTY ADDRESS: 142 Sarver Ave., Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**Secretary of Housing and Urban Development**
**Cumberland Bend Office Center**
**251 Cumberland Bend Drive**
**Suite 200**
**Nashville, TN 37228-1803**
**ATTENTION: Single Family Property Disposition Branch**

THIS INSTRUMENT PREPARED BY AND MAIL TO:
LAW OFFICES OF SHAPIRO AND KIRSCH
P.O. Box 241155
Memphis, TN 38124-1155
S & K File #89-7-025

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IDENTIF. TREFERENCE

Dec 6 9 28 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.