72-7-261

Tennessee FHA

Clinton Goodman, et ux
MDS #J-32126
FHA #483-0831770 BOOK 8192 PAGE 368

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 1, 1981, and recorded in Book 5752, Page 265, in the Register's Office of Davidson County, Tennessee, Clinton Goodman and wife, Sammie L. Goodman, conveyed to Donald L. Poleway and D. Gene Merrill 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 8140, Page 919 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 21st day of August, 1990, at the main south door of the Courthouse, of DavidsonCounty, 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 r.f. norman corporation d/b/a Mortgage Default Services Company, a corporation, whose address is P.O. Box 31055, Laguna Hills, California 92654 at and for the sum of Sixty-six thousand three hundred thirty and 69/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said r.f. norman corporation d/b/a Mortgage Default Services 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 r.f. norman corporation d/b/a Mortgage Default Services 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 Nashville, County of Davidon, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 56, 57 and 58 of Block "D" on the map of the subdivision of R.M. Dudley's 30-acre tract, not of record, described according to a survey made by W.B. Southgate, September 1935, as follows: Beginning on the southeasterly margin of Riverside Boulevard at the corner of Lots Nos. 55 and 56; thence with the line between said two lots, southeastwardly 242 feet to the northwesterly margin of an alley; thence with said alley, southwestwardly 300 feet to the corner of Lots Nos. 58 and 59; thence with the line between said two lots, northwestwardly 176 feet to the southeasterly margin of said Boulevard; thence with same, northeastwardly 150 feet to the beginning.

Included in the above description but excluded from the property herein conveyed is that portion to Lake Park Development Company, of record in Book 3925, Page 82, said Register's Office, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 and the easterly half of Lot No. 57, of Block "D" on the Map of the Subdivision of R.M. Dudley's 30 acre tract, not of record, described according to a copy of a survey made by Ralph W.C. Lambert, Surveyor, dated December 19, 1963, and revised December 23, 1963, as follows:

Beginning at an iron pin in the southeasterly margin of Riverside Drive, same being the common corner of Lots Nos. 58 and 59; thence with the line between said lots, southeastwardly 176.0 feet to an iron pin in the northwesterly margin of a 15 foot alley; thence with said margin of said alley, northeastwardly 150.0 feet to an iron pin; thence northwestwardly 183.9 feet to an iron pin in the southeasterly margin of said Riverside Drive; thence curving slightly with said margin, southwestwardly 75.0 feet to the beginning.

Clinton Goodman and Sammie L. Goodman obtained title to the above-captioned real estate by Deed of Record in Book 5752, Page 261, 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	261.00
Attorney's Fees and Trustee's Fees	500.00
Credit on Note	65,563.69
	$66,330.69

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 21st day of August, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

7394 09/10 0101 03CHECK 6.00

On this 21st day of August, 1990, 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 July 13, 1993

NO TAX

PROPERTY ADDRESS
2339 Riverside Drive
Nashville, Tennessee 37216

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

ATTN: Property Disposition Division

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

Mail To:

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
Sep 10 11 20 AM '90

IDENTIFICATION REFERENCE

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