TAR 91-10-143

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Tennessee FHA

James V. Greer, et ux
BancPlus #10210498
FHA #483-0916150-203

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 13, 1983, and recorded in Book 6095, Page 610, in the Register's Office of Davidson County, Tennessee, Jeffrey A. West and wife, Debra West, 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 6693, Page 127 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 11th day of September, 1990, 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 BancPlus Mortgage Corp., a corporation, whose address is P.O. Box 659505, San Antonio, Texas 78265 at and for the sum of Forty-six Thousand and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said BancPlus Mortgage Corp. 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 BancPlus Mortgage Corp. 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:

Being Lot No. 38 on the Plan of the Subdivision of Lots Nos. 39 and 40 of the B.F. Cockrill Farm, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the southerly side of Leslie Street and extends back between parallel lines 150 feet to an alley.

James V. Greer obtained title to the above-captioned real estate by Deed of Record in Book 6328, Page 976, 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	261.00
Attorney's Fees and Trustee's Fees	500.00
Credit on Note	45,233.00
	$46,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 11th day of September, 1990.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 11th day of September, 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.

Kathy S Ruffin
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1993

NO TAX

PROPERTY ADDRESS
5807 Leslie Avenue
Nashville, Tennessee 37209

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Housing Administration
251 Cumberland Bend Drive
Suite 200
Nashville, TN 37219

ATTN: Property Disposition Division

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

Mail to:

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IDENTIF. REFERENCE

OCT 1 8 51 AM '90

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.