50-3-28

Tennessee FHA

James Guest, Sr.
Benfact #J-32290
FHA #483-1570828-203

BOOK 8306 PAGE 285

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 18, 1989, and recorded in Book 7893, Page 510, in the Register's Office of Davidson County, Tennessee, James C. Guest, Sr. and wife, Shirley Guest, conveyed to Joshua Safeek 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 8168, Page 826 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 TransOhio Savigns Bank, a corporation, whose address is P.O. Box 3978, Laguna Hills, CA 92654-3978 at and for the sum of Sixty-eight Thousand Two Hundred Forty-one and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said TransOhio Savings Bank 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 TransOhio Savings Bank 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 Lot No. 25 on the Plan of Bellshire Terrace, Section One, Phase Two, of record in Book 6250, Page 179 and 180, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to restrictions of record in Book 6479, Page 764, and all matters shown on the Plan of Record.

James C. Guest, Sr. obtained title to the above referenced real estate by Deed of record in Book 7893, Page 507, 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	67,474.16
	$68,241.16

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 6.00

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 11th day of Septembr, 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
1360 Bellshire Terrace
Nashville, TN 37207

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

97882

IDENTIF. REFERENCE

MAR 8 11 04 AM '91

DAVIDSON COUNTY TN.