71-2-195

Tennessee FHA

Wilbur E. Sutton
Benefact #J-36047
FHA #483-1621653-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 31, 1989, and recorded in Book 7976, Page 467, in the Register's Office of Davidson County, Tennessee, Wilbur E. Sutton and Sarah G. Sutton, husband and wife, conveyed to William D. Castleman 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 8256, page 520 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 16th day of July, 1991, 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 Commercial Federal Mortgage Corporation, a corporation, whose address is 2120 South 72nd Street, Omaha, Nebraska 68124 at and for the sum of Thirty Thousand Seven Hundred Eighty-one and 97/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Commercial Federal Mortgage Corporation 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 Commercial Federal Mortgage Corporation 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. 31B on the Plan of Zone Lot Division Lot Nos. 27, 28, 31, 33, 39, 40, 42, 43, 44, 45, 47, John J. Rucker Subdivision of record in Plat Book 6250, page 651, amending Plat Book 332, page 157, Register's Office for said County.

Said Lot No. 31B fronts 25.0 feet on the southerly margin of Roger Williams Avenue and extends back 145.0 feet on the westerly line and 145.0 feet on the easterly line to a dead line in the rear, measuring 25.0 feet thereon.

Wilbur E. Sutton and Sarah G. Sutton obtained title to the above referenced real estate by Deed of record in Book 7976, Page 464, 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	234.90
Attorney's Fees and Trustee's Fees	500.00
Credit on Note	30,041.07
	$30,781.97

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 16th day of July, 1991.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 16th day of July, 1991, 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 March 28, 1995

NO TAX

PROPERTY ADDRESS
450 Roger Williams Avenue
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

Mail to.

32425.

IDENTIFICATION REFERENCE

Jul 22 10 45 AM 91

HELEN J. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

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