Tennessee FHA

71-15-480

Earl H. Dixon
CC #733586
FHA #483-108975-503

BOOK 8410 PAGE 726

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 26, 1986, and recorded in Book 6797, Page 876, in the Register's Office of Davidson County, Tennessee, Waymon L. Rodgers and wife, Fern Lois Rodgers, conveyed to Phillip E. Hill 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 7794, Page 238 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 5th day of March, 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 Commonwealth Mortgage Company of America, L.P., a corporation, whose address is P.O. Box 4329, Houston, Texas 77210-4329 at and for the sum of Twenty-six thousand and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Commonwealth Mortgage Company of America, L.P. 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 Commonwealth Mortgage Company of America, L.P. 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:

Being Lot No. 21 and the northerly 30 feet of Lot No. 20 on the Plan of Oakwood Park, of record in Plat Book 421, at page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and the northerly part of Lot No. 20 adjoin and front together 60 feet on the easterly side of Lischey Avenue (formerly North 4th Street) and run back between parallel lines with the southerly margin of Richardson Avenue, 165 feet to an alley.

Earl H. Dixon and Barbara Faye Dixon obtained title to the above referenced real estate by Deed of record in Book 7197, Page 158, 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	25,259.10
	$26,000.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 5th day of March, 1991.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of March, 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 July 13, 1993

NO TAX

PROPERTY ADDRESS
1123 Lischey Avenue
Nashville, TN 38207

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

9466 08/01 0101 03CHECK 6.00

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

Mail to:

35526

IDENTIFICATION REFERENCE

AUG 1 11 19 AM '91

FELIX Z WEISSMAN REGISTER
DAVIDSON COUNTY, TN