Tennessee FHA

MAP 80-8-267

William C. Townsend
Nancy L. Webb
Midland #0015102771
FHA #483-1497871-203

BOOK 8418 PAGE 362

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 14, 1988, and recorded in Book 7729, Page 738, in the Register's Office of Davidson County, Tennessee, William C. Townsend and Nancy L. Webb, 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 8243, Page 467 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 29th day of January, 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 Government National Mortgage Association by Midfirst Bank, State Savings Bank, its Attorney-in-Fact, a corporation, whose address is P.O. Box 26648, Oklahoma City, Oklahoma 73126 at and for the sum of Fifty-six thousand and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Government National Mortgage Association by MidFirst Bank, State Savings Bank, its Attorney-in-Fact 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 Government National Mortgage Association by MidFirst Bank, State Savings Bank, its Attorney-in-Fact 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. 53 on the Plan of Bordeaux Hill, Section 4, as of record in Plat Book 3600, Page 49, Register's Office for said County.

William C. Townsend and Nancy L. Webb obtained title to the above-captioned real estate by Deed of Record in Book 7729, Page 735, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

This sale is made subject to the redemption rights of the State of Tennessee.

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 |
| Publicatio Expense | 234.90 |
| Attorney's Fees and Trustee's Fees | 500.00 |
| Credit on Note | 55,259.10 |
| | $56,000.00 |

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 29th day of January, 1991.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29th day of January, 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.

Kathy S Ruffin
NOTARY PUBLIC

My Commission Expires: My Commission Expires June 12, 1993

NO TAX

PROPERTY ADDRESS
3220 Mexico Drive
Nashville, Tennessee 37218

3755 08/12 0101 DSCHEDK 6.00

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

Aug 12 10 05 AM '91

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