Tennessee FHA

Hans J. Saxer
C&S # 108829-7
FHA # 483-1074746 729

BOOK 8591 PAGE 181

52-1-28?.C

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 30, 1985, and recorded in Book 6726, page 427, in the Register's Office of Davidson County, Tennessee, Christopher J. Tobe, unmarried, conveyed to W. Terry Edwards 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 8315, page 279 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 October, 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 C&S Real Estate Services, Inc, a corporation, whose address is P. O. Box 656, Tucker, Georgia 30085-0656 at and for the sum of Sixty-nine thousand five hundred and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said C&S Real Estate Services, Inc. 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 C&S Real Estate Services, Inc. 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 Madison, County of Davidson, State of Tennessee, to-wit:

Being Lot Nos. 13 and 14 of Block "L", on the Map of the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, and more particularly described according to an unrecorded survey made by E. Medlin, Surveyor, dated March 28, 1964, as follows:

BEGINNING at a point in the east margin of Madison Boulevard at a point 110 feet south of the southwest corner of Neely's Bend Road and Madison Boulevard; thence in a southerly direction along the east margin of Madison Boulevard 72.2 feet to a point; thence easterly 200.8 feet to a point in the common boundary between Lots Nos. 14 and 15; thence northerly toward Neely's Bend Road along the common boundary line of Lots Nos. 14 and 15, 61 feet to a point being 110 feet south of the southerly margin of Neely's Bend Road; thence northwesterly 101.85 feet to a point being 90 feet south of the southerly margin of Neely's Bend Road; thence southwesterly 101.85 feet to the point of beginning.

Hans J. Saxer obtained title to the above captioned real estate by Deed of Record in Book 7548, page 856, Register's Office for Davidson County, Tennessee.

This Instrument Prepared By
ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
MEMPHIS, TN 38103-1991

mail to:

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	68,759.10
	$69,500.00

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

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 16th day of October, 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:

NO TAX

PROPERTY ADDRESS
703 Madison Boulevard
Madison, Tennessee 37115

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:

98020

IDENTIFICATION REFERENCE

Apr 2 8 02 AM '92

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