Tennessee FHA

Sheila Bowen
FUMC #489098
FHA #483-1084005

71-8-384/12 D2 02307

SUBSTITUTE TRUSTEE'S DEED

BOOK 8691 PAGE 641

WHEREAS, by Deed of Trust dated January 24, 1986, and recorded in Book 6769, Page 568, in the Register's Office of Davidson County, Tennessee, Wanda Louise Hayes, unmarried, conveyed to James A. Abbott 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 8677, Page 459 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 July 16, 1992, 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 First Union Mortgage Corporation, a corporation, whose address is P.O. Box 18109, Raleigh, North Carolina 27619 at and for the sum of Forty-Eight Thousand and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said First Union 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 First Union Mortgage Corporation of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned M. Virginia Craven, 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. 319 on the Plan of Shepardwood, Part 3, of record in Book 5210, Page 158, Register's Office for said County.

SAID Lot No. 319 fronts 77 feet on the westerly side of Oakwood Avenue and extends back 190.16 feet on the northerly line and 190.71 feet on the southerly line to a dead line in the rear, measuring 27.58 feet thereon.

Sheila M. Bowen obtained title to the above referenced real estate by Deed of record in Book 7838, Page 565, Register's Office of 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 M. Virginia Craven, 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 Trustees Fees	500.00
Credit on Note	47,259.10
	$48,000.00

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

IN WITNESS WHEREOF, the said M. Virginia Craven, Substitute Trustee, on July 16, 1992 has hereunto set his hand and seal.

M. VIRGINIA CRAVEN, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 16, 1992, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared M. Virginia Craven, 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 Jan 29 1995

My Commission Expires:

NO TAX

PROPERTY ADDRESS
2038 Oakwood Avenue
Nashville, Tennessee 37207

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Property Disposition Division
Federal Housing Administration
Suite 200
251 Cumberland Bend Drive
Nashville, TN 37228-1803

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

33454

REFERENCE
IDENTIF.
AUG 3 11 14 AM '92
DAVIDSON COUNTY TN.
REGISTER

6940 08/03 0101 03CHECK
8.00