Tennessee FHA

James Hereford
UPNB #210013-9
FHA #483-1524709-703

BOOK 8742 PAGE 560

18-C-16.01

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 28, 1988, and recorded in Book 7742, Page 10, in the Register's Office of Davidson County, Tennessee, James H. Hereford, unmarried, conveyed to D. Anderson Ferrell 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 8555, Page 907 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 31st day of March, 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 Union Planters National Bank, a corporation, whose address is P.O. Box 3137, Memphis, Tennessee 38173 at and for the sum of Seventy-seven thousand five hundred and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Union Planters National Bank 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 Union Planters National Bank 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 the Thirteenth (13th) Civil District of Davidson County, Tennessee, being a part of Lot No. 7, in the Division of the Drake Lands, as recorded in Book "J", pages 396 and 397, of the County Court of said County, and being more particularly described in a survey made by Ralph W.C. Lambert, Surveyor, dated June 9, 1963, and a survey made by John B. Kohl, III, dated December 28, 1988, as follows:

BEGINNING in the center of Drakes Branch Road on the northerly margin of a right-of-way of Swafford property, being the Southwest corner of the property conveyed to Leroy McCool, et al, by deed from F.W. McCool, of record in Book 1430, Page 619, Register's Office for said County; thence with the center of said Drakes Branch Road and the western boundary line of the McCool property, North 25 degrees West 210 feet, North 60 degrees East 50 feet, and North 5 degrees East 155 feet to a point in the westerly margin of Drakes Branch Road; thence with the same, North 15 degrees West 30 feet to an iron pin; thence South 81 degrees West 725 feet to an iron pin; thence South 5 degrees West 300 feet to corner post in the northerly margin of said right-of-way; thence with the same, South 89 degrees East 785 feet to the beginning, containing 6.0 acres, more or less.

James H. Hereford obtained title to the above referenced real estate by Deed of record in Book 7742, Page 7, Register's Office of Davidson County, Tennessee.

mail to:

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

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 Trustees Fees	500.00
Credit on Note	76,759.10
	$77,500.00

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 31st day of March, 1992.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 31st day of March, 1992, 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 Jan. 29, 1996

NO TAX

PROPERTY ADDRESS
5033 Drakes Branch Road
Nashville, Tennessee 37218

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Housing Administration
Suite 200
251 Cumberland Bend Drive
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:

1498 09/30 0101 03CHECK 8.00

SEP 30 11 18 AM '92
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION

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