BOOK 9004 PAGE 486

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

Tennessee FHA

W. J. Enterprises
WMC #014181-0
FHA #483-068433-203

mail to

36-10-418/040 02098

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 27, 1979, and recorded in Book 5509, Page 628, in the Register's Office of Davidson County, Tennessee, Murray L. Dickerson and wife, Helen B. Dickerson, conveyed to J. G. Palmer 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 8847, Page 85 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 March 3, 1993, 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 Wachovia Mortgage Company, a corporation, whose address is P.O. Box 3174, Winston-Salem, North Carolina 27102 at and for the sum of Forty-Four Thousand and 00/100Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Wachovia Mortgage Company 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 Wachovia Mortgage Company 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 Hermitage, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Chapelwood, Section 2, as of record in Book 5200, page 83, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

W. & J. Enterprises, Inc. obtained title to the above referenced real estate by Deed of record in Book 8053, Page 666, 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	8.00
Publication Expense	234.90
Attorney's Fees and Trustees Fees	500.00
Credit on Note	43,257.10
	$44,000.00

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 Arnold M. Weiss, Substitute Trustee, on March 3, 1993 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 3, 1993, 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 March 28, 1995

NOTARY PUBLIC SHELBY COUNTY TENN. ANDREA MIDDLETON

NO TAX

PROPERTY ADDRESS
3520 Magnum Drive
Hermitage, Tennessee 37076

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

Mail to:

0251 07/06 0101 03CHECK 8.00

93 JUL -6 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

37703
IDENTIF. & REFERENCE