Tennessee FHA

133-12-297 0504 641029

Venture Properties
MAW #610360
FHA #483-1172798-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 24, 1986, and recorded in Book 6898, Page 539, in the Register's Office of Davidson County, Tennessee, Ted Stewart MacDonald and wife, Deborah Bray MacDonald, conveyed to Maurice D. Gilbert 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 9206, Page 162 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 February 8, 1994, 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 Molton, Allen & Williams Corporation, a corporation, whose address is P.O. Box 10025, Birmingham, Alabama 35202 at and for the sum of Sixty-One Thousand Five Hundred and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Molton, Allen & Williams 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 Molton, Allen & Williams Corporation 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 Davidson County, Tennessee, being Lot No. 134 on the Plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, Page 62, Register's Office for said County.

Said Lot No. 134 fronts 75.0 feet on the southerly margin of Jessie Drive and extends back 131.60 feet on the easterly line and 137.30 feet on the westerly line to a dead line in the rear, measuring 83.22 feet thereon.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM said parcel described herein is a certain tract or parcel of land, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Beginning at a point, said point being on the property line between Parcels 297 and 298 on Map 133-12 and on the existing boundary of a drainage easement, thence North 73 deg. 43 minutes 40 seconds West for 83.10 feet+, to a point on the property line between Parcels 296 and 297 on Map 133-12, thence North 16 deg. 35 min. 17 seconds East for 24 feet +, to a point on said property line between parcels 296 and 297, thence South 67 deg. 15 minutes East for 83.50 feet +, to a point on said property line between Parcels 297 and 298, thence South 15 deg. 21 minutes 20 seconds West for 15 feet +, to the point of beginning herein contained an area of 1638.50+ square feet. This being part of a tract of land belonging to Richard Glenn Davis, Jr. and wife, and conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 6129, Page 684, Register's Office for Davidson County, Tennessee.

Venture Properties obtained title to the above referenced real estate by Deed of record in Book 7683, Page 850, Register's Office of Davidson County, Tennessee.

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

MAJ to

5217 04/13 0101 03CHECK 8.00

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	60,757.10
	$61,500.00

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 February 8, 1994 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 8, 1994, 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 JUNE 8, 1997

NOTARY PUBLIC SHELBY CO. TN

NO TAX

PROPERTY ADDRESS
456 Jessie Drive
Nashville, Tennessee 37211

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Property Disposition Division
Federal Housing Administration
Suite 200
251 Cumberland Bend Drive
Nashville, TN 37228-1812

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

Mail to:

IDENTIFICATION REFERENCE
40161
94 APR 18 PM 12:27
FELIX E. LANIER REGISTER
DAVIDSON COUNTY, TN.