...PREPARED BY AND RETURN TO
...OF KIRSCH & KIRSCH
...
...

Tennessee FHA

Name: Daniel W. Caldwell and Debra W. Caldwell
S&K#: 94-0569
FHA #: 483-073432-203
Loan#: 2160985

BOOK 9546 PG 80

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 4, 1979, recorded in Book 5511, Page 77 and re-recorded at Book 9461, Page 858, Register's Office of Davidson County, Tennessee, Gary A. Ellis and Gloria L. Kaylor conveyed to Franklin G. Clark, Trustee, 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 9471, Page 749, 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 sale Deed of Trust by which advertisement the sale was appointed to be held on **NOVEMBER 9, 1994** at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 Federal National Mortgage Association, whose address is c/o Bailey Mortgage Company, P. O. Box 1389, Jackson, MS 39215-1389, at and for the sum of $52,117.36, that being the highest and best bid offered; and,

WHEREAS, the said Federal National Mortgage Association has assigned its interests in the said property to Secretary of Housing and Urban Development, 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 Federal National Mortgage Association, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Described property located in Goodlettsville, Davidson County, Tennessee beginning at a point in the Northerly margin of Ivy Point Road, 1.6 miles more or less from Union Hill Road; thence South 72 degrees 44 minutes East 500 feet more or less to a point in Ivy Point Road at a common margin with the "Spencer" Property; thence along said property South 11 degrees West 291 feet to a point; thence along the "Benton" Property line North 79 degrees West 497.7 feet to a point; thence along the line of "Krantz" Property North 11 degrees East 345.7 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 5511, Page 77 and re-recorded at Book 9461, Page 858,Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 5511, Page 77 and re-recorded at Book 9461, Page 858, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 5900, Page 139, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

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 Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 9th day of November 1994, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, 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

BEVERLY M. METER
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENN.
MY COMM. EXP. 11-24-97

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 3024 Ivy Point Road, Goodlettsville, Tennessee 37072

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Cumberland Bend Office Center
251 Cumberland Bend Drive
Suite 200
Nashville, Tennessee 37228-1803
ATTENTION: Single Family Property Disposition Branch

S & K File #94-0569

Map & Parcel - 10-36

3241 12/15 0101 03CHECK 8.00

94 DEC 15 AM 9:32
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE
17365