BOOK 9622 PG 710

THIS INSTRUMENT PREPARED BY
ARNOLD WEISS
ATTORNEY AT LAW
208 ADAMS AVE.
MEMPHIS, TN. 38103-1991

Tennessee FHA

James Smartt
JIK #6280080
FHA #483-2039690-703

39-C-124 14D 11300

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 27, 1993, and recorded in Book 9102, Page 928, in the Register's Office of Davidson County, Tennessee, James A. Smartt and wife, Cathy R. Smartt, conveyed to Stephen R. Josleyn 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 9573, Page 53 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 1, 1995, 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 J.I. Kislak Mortgage Corporation, a corporation, whose address is P.O. Box 025409, Miami, Florida 33102, at and for the sum of Fifty-Eight Thousand and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said J.I. Kislak 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 J.I. Kislak Mortgage 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 Whites Creek, County of Davidson, State of Tennessee, to-wit:

TRACT I: Beginning in the southerly margin of Old Hickory Boulevard at the most northerly northwest corner of the property conveyed to Paul E. Stewart and wife, by deed from Nellie Marie Taylor, recorded in Book 5078, Page 320, in the Register's Office for said County, thence with the westerly and northerly lines of said Stewart's property, South 22 deg. 40 min. West 272.5 feet and North 73 deg. West 70 feet, more or less, respectively, thence North 19 deg. 30 min. East 15 feet; more or less, to the easterly terminus of the call ".... South 71 1/2 deg. East 137 feet..." in the deed whereby 16.31 acres, more or less, hereinafter referred to as said 16.31 acres tract, was conveyed to Charles Roland Jones and wife, by deed from C.B. Jones and wife, recorded in Book 2153, at page 356 in said Register's Office; thence with an easterly line of said 16.31 acre tract, North 19 deg. 30 min. East 272 feet to the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard South 59 deg. East 86 feet to the point of beginning.

TRACT II: Beginning at the southwest corner of Tract I hereinbefore described; thence with a northerly line of said Stewart's property North 73 deg. West 110 feet, more or less, to an easterly line of that certain 16.42 acres, more or less, hereinafter referred to as said 16.42 acres tract, which was conveyed to E.B. Smith by Deed from George J. Spain and wife, recorded in Book 3218, Page 575, in said Register's Office; thence with said easterly line of said 16.42 acres tract North 2 deg. 30 min. East 15 feet, more or less, to a southerly line of said 16.31 acre tract; thence with said southerly line of said 16.31 acres tract South 73 deg. East, erroneously referred to in prior deeds as North 73 deg. East 115 feet, more or less, to the westerly line of Tract I hereinbefore described, thence with the westerly line of Tract I hereinbefore described South 19 deg. 30 min. West 15 feet, more or less, to the point of beginning.

James A. Smartt and Cathy R. Smartt obtained title to the above referenced real estate by Deed of record in Book 9102, Page 925, 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	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	57,243.00
	$58,000.00

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 1, 1995 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 1, 1995, 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 9, 1997

NO TAX

PROPERTY ADDRESS
6964 Old Hickory Blvd.
Whites Creek, Tennessee 37189

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

1906 03/20 0101 03CHECK 8.00

95 MAR 20 AM 11:17
DAVIDSON COUNTY, TN.

43444
IDENTIFICATION REFERENCE