Tennessee FHA

MAP 94 IC A 6.00
ISD 97539

James Frazer
UPNB #258984-4
FHA #483-1664852-703

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 23, 1990, and recorded in Book 8097, Page 633, in the Register's Office of Davidson County, Tennessee, James A. Frazer and Andrea L. Frazer, both unmarried, conveyed to Richard P. Sims 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

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WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 9294, Page 119 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 May 9, 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 Tennessee Housing Development Agency, a corporation, whose address is 404 James Robertson Parkway, Suite 1114, Nashville, Tennessee 37243-0900 at and for the sum of Sixty-Seven Thousand Five Hundred and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Tennessee Housing Development Agency 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 Tennessee Housing Development Agency 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Second Revision of Willow Trace Subdivision, of record in Book 7900, Page 14, as amended in Book 8020, Page 967 and Book 8046, Page 641 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to restrictions of record in Book 7777, Page 162, Book 7777, Page 180, and Book 7843, Page 791; deeds of conveyance for sewers in Book 7593, Page 519 and Book 7593, Page 560; charter of Willow Trace Homeowner's Association in Book 7762, Page 74; and all matters as shown on the plan of record.

James A. Frazer and Andrea L. Frazer obtained title to the above referenced real estate by Deed of record in Book 8097, Page 630, 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	66,743.00
	$67,500.00

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 May 9, 1995 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 9, 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
811 Willow Tract Court
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

Mail To:

00734420
IDENTIF. ↑ REFERENCE

95 JUN 26 PM 12:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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