THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

Tennessee FHA

Name: James E. Fly
S&K#: 95-0157
FHA #: 483-408485-8-503
Loan#: 817660-4

BOOK 10132 PG 648

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 26, 1985, recorded in Book 6627, Page 289, Register's Office of Davidson County, Tennessee, Carl G. Steakley, unmarried conveyed to Warren H. Wild, Jr., 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 9606, Page 647, 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 **JUNE 5, 1996** 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 American Home Funding, Inc., whose address is Operations Center, 2812 Emerywood Parkway, Richmond, VA 23294, at and for the sum of $56,308.48, that being the highest and best bid offered; and,

WHEREAS, the said American Home Funding, Inc. 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 American Home Funding, Inc., 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 Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in the 10th Civil District of Davidson County, Tennessee, to wit:

Beginning at a point in the East margin of Lickton Pike, southwest corner of Book 5051, Page 991, thence with the south line of same, South 71 degrees 22 minutes 54 seconds East with a fence 261.88 feet to an iron pin, southwest corner of Book 3897, Page 851; thence with three lines of same, running West of an existing fence, North 54 degrees 31 minutes 57 seconds East 232.43 feet to an existing iron pin, North 30 degrees 25 minutes 42 seconds East 210.16 feet to an existing iron pin, and North 17 degrees 22 minutes 59 seconds East 167.04 feet to an existing iron pin, southeast corner of Book 3892, Page 518; thence with the east line of same, North 04 degrees 52 minutes 16 seconds East 165.72 feet

to a hackberry; thence with a fence, North 17 degrees 34 minutes 03 seconds East 57.97 feet to a 15 inch elm; North 78 degrees 27 minutes 41 seconds East 28.75 feet to a 6 inch elm; and North 06 degrees 23 minutes 40 seconds East 61.37 feet to a tree in the fence; thence with the fence and with the south line of Book 2338, Page 463, North 20 degrees 31 minutes 43 seconds East 18.70 feet to a tree; South 64 degrees 55 minutes 42 seconds East 7.94 feet to a post; North 37 degrees 00 minutes 34 seconds East 47.13 feet to a hackberry; South 82 degrees 43 minutes 57 seconds East 97.98 feet to a post; and South 85 degrees 36 minutes 14 seconds East 117.29 feet to an iron pin in the west right-of-way of Interstate 24; thence with said right-of-way, South 08 degrees 55 minutes 20 seconds East 213.01 feet to a monument; South 09 degrees 46 minutes 00 seconds East 255.14 feet to a monument; South 36 degrees 16 minutes 19 seconds East 46.48 feet to a monument; South 03 degrees 01 minutes 09 seconds West 71.51 feet to a monument; and thence with a curve to the left, Delta of 00 degrees 50 minutes 27 seconds, Radius of 3,488.75 feet, a distance of 51.19 feet to a iron pin; thence leaving said right-of-way, with a fence and the north line of Book 1344, Page 60, North 82 degrees 51 minutes 04 seconds West 260.77 feet to the center of Whites Creek; thence with said creek the following six calls: South 67 degrees 40 minutes 53 seconds West 132.58 feet, South 41 degrees 23 minutes 53 seconds West 167.84 feet, South 58 degrees 17 minutes 15 seconds West 73.68 feet, South 71 degrees 55 minutes 32 seconds West 222.15 feet, South 20 degrees 56 minutes 48 seconds West 149.70 feet, and South 05 degrees 26 minutes 07 seconds West 98.47 feet; thence leaving said creek and with the north line of Book 4574, Page 588, North 63 degrees 55 minutes 08 seconds West, running South of an existing fence, 241.28 feet to the east margin of Lickton Pike; thence with said margin, North 02 degrees 59 minutes 16 seconds East 294.26 feet to the beginning.

LESS AND EXCEPT the following described property:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Creek View Acres, as shown on plat of record in Plat Book 6200, Page 946, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This legal description is identical with that in Deed recorded in Book 6627, Page 289, 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 6627, Page 289, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 8039, Page 537 and the quit claim deed of record is Quit Claim Deed, recorded in Book 8538, Page 199 and Quit Claim Deed, recorded in Book 9894, Page 349, 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 5th day of June 1996, 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.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-98
SHELBY COUNTY, TN.

Christine K. Thomas
Notary Public

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 4801 Lickton Park, Nashville, Tennessee 37189

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 #95-0157
Map & Parcel - 31 55

THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

96 JUL 25 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0207310
IDENTIF. ↑ REFERENCE

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