Tennessee FHA

33-6-168

Bridgett Braxton
CNI #2276415
FHA #483-2286815

BOOK 10402 PG 109

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 28, 1995, and recorded in Book 9834, Page 30, in the Register's Office of Davidson County, Tennessee, Bridgett L. Braxton, Doug Braxton, wife and husband, conveyed to Gregg S. Murphy 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 10344, Page 402 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 7, 1997, 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 Columbia National Incorporated, a corporation, whose address is 7142 Columbia Gateway Drive, Columbia, Maryland 21046, at and for the sum of Sixty-Nine Thousand and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Columbia National Incorporated 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 Columbia National Incorporated 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:

Being Lots Nos. 27 and 28 and the easterly 10 feet of Lot No. 26 on the unrecorded Map of J.G. Grissim's Wheeler Avenue Addition, being a subdivision of the J.K. Newsom Farm in the 6th Civil District in Davidson County, Tennessee, and described according to a plan made by Blanchard & Parrish Surveyors, of April 1939, as follows:

Beginning at a point in the southerly margin of Wheeler Avenue at the common corner of Lots 28 and 29; thence, with the margin of said Avenue, westerly 60 feet to a point 10 feet west of the common corner of Lots 26 and 27; thence, southerly parallel to the line between said lots, 214.96 feet, more or less, to a point; thence, easterly 60 feet to the common real corner of Lots 28 and 29; thence, with the line between said lots, northerly 214 feet to the point of beginning.

Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

Bridgett Lynn Braxton obtained title to the above referenced real estate by Deed of record in Book 10249, Page 240, 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	68,243.00
	$69,000.00

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 7, 1997 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 7, 1997, 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 JULY 20, 1999

NO TAX

PROPERTY ADDRESS
232 Wheeler Drive
Nashville, Tennessee 37211

4547 04/02 0101 03CHECK 8.00

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:

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