First Commercial Mortgage
Company v. Keel
Loan number 3032361
DHG&W file 7728
FHA # 483-1080610-703

Substitute Trustee's Deed

Whereas, by Deed of Trust dated January 6, 1986, recorded as instrument number Book 6758 Page 555, in the Register's Office of Davidson County, Tennessee, Carl J. Keel and Patricia A. Keel conveyed to George E. Mudter, Jr., Trustee the below described real 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 as Instrument Number Book 10567, Page 69, 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 un~~dersigned, advertised for sale in conformity with the terms and provisions of sale in the Deed of Trust, said sale was appointed to be held on Friday, September 19, 1997 at Noon at the front door of the Davidson County Courthouse, Davidson County, Nashville, 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 First Commercial Mortgage Company, whose address is P. O. Box 626 Little Rock, AR 72203 for the amount of $32,421.57, that being the highest and best bid offered; and

Whereas, the said First Commercial Mortgage Company has assigned its interest in the said property to Secretary of Housing and Urban Development, 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 as set forth above and the payment by First Commercial Mortgage Company of the amount of money so paid, receipt of which is hereby acknowledged, the undersigned, J. Benton Dyke Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development, its successors and assigns, in fee simple forever, the above mentioned and below described real property being in the city of Nashville, Davidson County, Tennessee, to wit:

Being Lot No. 1102, and the Easterly 10 feet of Lot 1104, Block 170, Plan No. 1, West Nashville of record in Plat Book 57 at Page 74 and 75, Register's Office for Davidson County, Tennessee, to which refernce is hereby made for a more complete description.

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This legal description is identical with that in the Deed of Trust recorded as instrument number Book 6758 Page 555 in the Register's Office of Davidson County, Tennessee through which the grantor received title.

The last warranty deed of record was recorded in Book 6758, Page 552 in the Register's Office of Davidson County, Tennessee.

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

To have and hold the said real property above described, together with the privileges and appurtances and hereditaments thereunto belonging or in any wise appertaining unto Secretary of Housing and Urban Development, his successors and assigns, in fee simple forever, to whom the said J. Benton Dyke Jr., 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 J. Benton Dyke Jr., Substitute Trustee, has hereunto set his hand and seal on this 19th day of SEPTEMBER, 1997.

J. Benton Dyke Jr.
Substitute Trustee

STATE OF ARKANSAS)
)ss
COUNTY OF PULASKI)

Before me, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared J. Benton Dyke Jr., 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 this 19th day of September, 1997.

KATHY D. JOHNSON
My Commission Expires
NOTARY PUBLIC
PULASKI COUNTY, ARKANSAS

Notary Public

My Commission Expires: 6-17-2006

PROPERTY ADDRESS: 5201 Kentucky Avenue
Nashville, TN 37209

NO TAX/GOVERNMENTAL AGENCY

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

Ward No. 91 Block No. 07 Parcel No. 222

Prepared By:
J. Benton Dyke Jr.
Dyke, Henry, Goldsholl & Winzerling, P.L.C.
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