Tennessee FHA
Map #94-1-122

Michael Nelson
BU #611387-1
FHA #483-1380846

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 20, 1987, and recorded in Book 7333 Page 813, in the Register's Office of Davidson County, Tennessee, Michael L. Nelson ey ux Carol L. Nelson, conveyed to D. Anderson Ferrell 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 10773, Page 618 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 April 14, 1998, 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 Bank United, a corporation, at and for the sum of Thirty-Six Thousand and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Bank United 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 Bank United 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of subdivision and Lot No. 3 - N.H. Hobson's Sub. Book 1 page 57 Ch. Ct. property of theheirs of A.J. Caldwell of record in Book 421, Page 78, Registers Office for said county. Said Lot No. 12 fronts 50.3 feet on the westerly margin of Twelfth Street and extends back 181.3 feet on the southerly line and 176.5 feet on the northerly line to a dead line in the rear, measuring 50 feet thereon.

Michael L. Nelson and Carol L. Nelson obtained title to the above referenced real estate by Deed of record in Book 7333, Page 810, 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	35,243.00
	$36,000.00

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 April 14, 1998 has hereunto set his hand and seal.

ARNOLD ~~M.~~ WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 14, 1998, 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: 6-19-2001

NO TAX

PROPERTY ADDRESS
708 S 12th St
Nashville, Tennessee 37206

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Property Disposition Division
Federal Housing Administration
251 Cumberland Bend Drive
Suite 200
Nashville, TN 37228

Mail to:

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

0461401
IDENTIF. A REFERENCE
98 JUL 13 AM 10:30
FELIX A. ALEXANDER REGISTER
DAVIDSON COUNTY, TN.
2421 07/13 0101 03CHECK 10.00