Tennessee FHA
Map #70-9-87

James Blackwell
UPNB #075280-8
FHA #483-2258242-748

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 30, 1995, and recorded in Book 9752, Page 909, in the Register's Office of Davidson County, Tennessee, James W. Blackwell, unmarried, conveyed to Neldia J. Moore 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 11105, Page 250 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 October 15, 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 Union Planters Bank, N.A., a corporation, at and for the sum of Forty-Two Thousand and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Union Planters Bank, N.A. 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 Union Planters Bank, N.A. 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:

A tract of land in the 13th District of Davidson County, Tennessee, being part of Lot No. 61 on the Map of Bordeauxmont, not of record, being a subdivision of the J. F. Curtis lands, according to a survey made by S. H. Hutchison, February 25, 1963, as follows:

BEGINNING in the center of Summit Avenue at the S.E. corner of the property conveyed to Robert R. Breeding and wife, by deed from Bernice Cheo Baird, as of record in Book 2198, Page 382, Register's Office for said County; thence with Robert Breeding's, Charles Binkley's and W. E. Harrison's southern boundary line, N. 67 deg. 30' W. 189 feet to said W. E. Harrison's S.E. corner and the northeast corner of O. L. Deason; thence with said Deason's eastern boundary line, S. 21 deg. 45 min. W. 87 feet to a stake in O. L. Deason's inter corner; thence N. 89 deg. 30 min. E. 179 feet to the center of Summitt Avenue; thence with the center of said Avenue, N. 73 deg. 30 min. E. 30 feet, more or less, to the beginning.

James W. Blackwell obtained title to the above referenced real estate by Deed of record in Book 9726, Page 330, 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	10.00
Publication Expense	249.00
Attorney's Fees and Trustees Fees	500.00
Credit on Note	41,241.00
	$42,000.00

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 October 15, 1998 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 15, 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

ALITA G. HAILEY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My Commission Expires: 6-19-2001

NO TAX

PROPERTY ADDRESS
2213 Summit Avenue
Nashville, Tennessee 37215

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Property Disposition Division
Federal Housing Administration
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803

Mail to:

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

5704 12/29 0101 03CHECK 10.00

0530071
IDENTIFICATION/REFERENCE

98 DEC 29 PM 3:23

[illegible] REGISTER
DAVIDSON COUNTY, TN.