BOOK 11644 PG. 829

Tennessee FHA
Map #150-3-103

James Smith
MMC #36059434
FHA #483-0886088261

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 26, 1983, and recorded in Book 6015,Page 28, in the Register's Office of Davidson County, Tennessee, Harry Russell Hix III , unmarried, conveyed to J.G. Palmer 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 11307, Page 164 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 13, 1999, 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 Midfirst Bank, a corporation, at and for the sum of Fifty Thousand Eight Hundred Thirty-One and 74/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Midfirst Bank 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 Midfirst Bank 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 Antioch, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being the southerly one half of Lot No. 3 on the Plan of Justin Towne, Section I, as of record in Book 5200, page 473, Register's Office for Davidson County, TN. BEGINNING at a point in the westerly margin of Anderson Road said point being the common front corner of Lots 2 and 3 on said plan; thence North 61 46' 3" West 131.32 feet along the common boundary of Lots 2 and 3 to a point which point is the common rear corner of said lots; thence North 48 49' 10" East 50 feet to a point; thence South 35 19' 23" East 35.38 feet to a point; thence South 65 30' 22" East 39.5 feet to a point; thence S 67 44' 16" East 41.88 feet to a point in the westerly margin of Anderson Road; thence with the margin of said road in a southerly direction 38 feet to the point of beginning.

James Harris Smith and Anne C. Smith obtained title to the above referenced real estate by Deed of record in Book 7431, Page 611, Register's Office of Davidson County, Tennessee.

MAIL ENV.

06312225

ID/REF. # REFERENCE

99 SEP -1 PM 2:25

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

99/09/01 0101 03CHECK 14.00

Subject to any unpaid taxes.

Proper notice of this sale has been given to the Internal Revenue Service and is made subject to the redemption rights.

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	2,283.35
Attorney's Fees and Trustees Fees	500.00
Credit on Note	48,038.39
	$50,831.74

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 13, 1999 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 13, 1999, 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

KATHY S. RUFFIN NOTARY PUBLIC AT LARGE COMM. EXP. 6-19-2001 SHELBY CO., TN

My Commission Expires:

NO TAX

PROPERTY ADDRESS
3262 Anderson Road
Antioch, Tennessee 37013

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Intown Management Group, LLC
Suite 300
5950 Live Oak Parkway
Norcross, GA 30093

Mail to:

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

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Internal Revenue Service
District
Director

Department of Treasury
P. O. Box 1107, MDP 53
Nashville, TN 37202

Arnold M. Weiss
208 Adams Avenue
Memphis, TN 38103-1991

Person to Contact:
P. Jackson
Badge No. 62-09322
Telephone Number:
(615) 250-5749
Fax Number:
(615) 250-5240
Date:
March 8, 1999

Re: Notice of Non-judicial Sale

Taxpayer: James H. Smith
Property: 3262 Anderson Road, Antioch, TN 37013

Dear Mr. Weiss:

This is to acknowledge receipt of your correspondence dated February 25, 1999 regarding the above named taxpayer. Your notice is considered adequate for a non-judicial sale under the provisions of Section 7425(c) of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown in the heading of this letter.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487, by calling 1-800-TAX-FORM. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to us. If the sale is canceled, please provide a brief explanation as to the reason.

Thank you for your cooperation.

Sincerely,

Gary A. Eaton
Chief, Advisory Section

Enclosure