FILE NO.: 398.002305TN\mdb
LOAN NO.: 07-2000136\FHA-COM

THIS INSTRUMENT PREPARED BY & RETURN TO:
JOEL A. FREEDMAN
MORRIS, SCHNEIDER & PRIOR, L.L.C.
3300 N.E. Expressway, Suite 8B
Atlanta, GA 30341
(770) 234-9181

STATE OF _____

COUNTY OF _____

Instr:200007030066006 Page: 1 OF 2
REC'D FOR REC 07/03/2000 2:16:24PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

FORECLOSURE DEED

THIS DEED , made June 22, 2000 by and between **MORRIS, SCHNEIDER & PRIOR, LLC, FORECLOSURE COMMISSIONER** ("Grantor") and **THE SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT** ("Grantee"):

WHEREAS, on January 29, 1990, a certain Deed of Trust was executed by Jimmy Pierce and Mary A. Pierce as trustor, in favor of Vicky V. Klein as trustee and First Investment Company as benificiary, and was recorded on January 31, 1990, in Book 8035, Page 947, in the Office of the Clerk, Davidson County, Tennessee; and

WHEREAS, the beneficial interest in the Deed of Trust was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and

WHEREAS, by virtue of a default in the covenants and conditions of the Deed of Trust the Secretary designated the undersigned as foreclosure commissioner to conduct a nonjudicial foreclosure of the Deed of Trust under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded on October 19, 1999, in Instrument Number JU-4700; and

WHEREAS, a Notice of Default and foreclosure sale was sent by certified mail, return receipt requested, on March 31, 2000 to the current owner of the property secured by the Deed of Trust as shown by the public record on May 22, 2000 and

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the The Nashville Record said dates of publication being May 11, May 18, May 25, June 1, June 8, and June 15, 2000; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on June 22, 2000, at which THE SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT submitted the highest bid in the amount of **FIFTY-SEVEN THOUSAND ONE HUNDRED FIFTY-EIGHT AND 53/100 DOLLARS ($ 57,158.53)**; and

WHEREAS, the mortgagor is not entitled to benefits of the Soldiers' and Sailors' Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to THE SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, the following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 in Block "B" on the Plan of Homeacres, which is of record in Plat Book 974, Page 39, and further described in Book 4813, Page 264, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.
Being the same property conveyed to Jimmy Pierce and wife, Mary A. Pierce by deed from Warren W. Brown, Jr. and wife, Dora S. Brown recorded simultaneously herewith.

Commonly known as: 637 Kinsey Blvd, Madison, TN 37115.

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, the trustor or any other party claiming by, through, or under them on the date the Deed of Trust referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the grantee.

Morris, Schneider & Prior, LLC
Foreclosure Commissioner
BY:

_____(SEAL)
Joel A. Freedman
TITLE: ATTORNEY

STATE OF GEORGIA
COUNTY OF DEKALB

On this 22nd day of June, 2000, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joel A. Freedman**, Foreclosure Commissioner, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Judy W. Coker
Notary Public

My Commission Expires: _____

JUDY W. COKER NOTARY PUBLIC GEORGIA EXPIRES GEORGIA JUL 19, 2001 PUBLIC COUNTY GEORGIA

NO TAX - GOVERNMENT AGENCY

****

MSP No.: 398.002305TN (Pierce)
Lender Loan No.: 07-2000136
Property Address: 637 Kinsey Blvd, Madison, TN 37115
Tax Parcel ID No.: 52-07; 3.00

Mail Tax Notices To and Property Owner:
Secretary of Housing and Urban Development
Property Disposition Branch
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803