FILE NO.: 156.005380TN\sms
LOAN NO.: 702524539\FHA

THIS INSTRUMENT PREPARED BY & RETURN TO:
Joel A. Freedman, Attorney
Morris, Schneider & Prior, L.L.C.
3300 N.E. Expressway, Building 8
Atlanta, GA 30341

Davidson County DEEDTRS
Recvd: 02/22/01 10:00 2pgs
Fees:10.00 Taxes:0.00
20010222-0016608

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 16, 1994, and recorded in the Register's Office of Davidson County, Tennessee, at 9256, Page 835, ("Deed of Trust"), William Thomas Smith & Michelle Lee Smith conveyed to Leader Enterprises Inc., as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **GE Capital Mortgage Services, Inc,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Inst. 20010212-0013570 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 1/4/01, 1/11/01 and 1/18/01, in THE NASHVILLE RECORD, by which advertisement the sale was held on January 25, 2001, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **GE Capital Mortgage Services, Inc**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 99,942.40; and

WHEREAS, the said owner and holder of the debt has assigned its interests in the said property to the Secretary of Housing and Urban Development, Washington, D.C., his/her successors and assigns; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by GE Capital Mortgage Services, Inc as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto the said **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Franklin Heights, Phase I, Section 2, as of record in Book 6900, Page 856, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
Being the same property conveyed to Grantors by Warranty Deed being recorded simultaneously herewith.

The last recorded Warranty Deed was filed of record at 9256, Page 832, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Secretary of Housing and Urban Development**, Washington, D.C., his successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or

under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 25th day of January, 2001.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25th day of January, 2001, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, 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.

Notary Public

My Commission Expires: 4-12-03

TRACY L. SHARP NOTARY PUBLIC AT LARGE MY COMM. EXP. 4-12-2003 SHELBY CO., TN

NO TAX - GOVERNMENTAL AGENCY

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MSP No.: 156.005380TN (Smith)
Lender Loan No.: 702524539
Property Address: 307 McCoin Drive, Goodlettsville, TN 37072
Tax Parcel ID No.: 25-04; 124.00

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