Davidson County DEEDTRS
Recvd: 05/21/01 14:17 2pgs
Fees:10.00 Taxes:0.00

20010521-0052420

Tennessee FHA
Map #53-6-47CO/04D94206

Cynthia Cowan
Loan #0009754201
FHA #483-2459522

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 13, 1997, and recorded in Book 10495, Page 168, in the Register's Office of Davidson County, Tennessee, Cynthia R. Cowan, Paul Cowan, conveyed to First American Title Insurance Co. 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 Instrument No. 199912220306138 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 February 1, 2000, 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 Cendant Mortgage, a corporation, at and for the sum of One Hundred Thirteen Thousand and 00/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Cendant Mortgage 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 Cendant Mortgage 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 Old Hickory, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot NO. 244 on the Plan of Phase 4A Waterford of record in Book 7900, Page 596, Register's Office for said County. Said Lot No. 244 fronts 100.94 feet on the northeasterly margin of Park Green Lane and extends back 101.98 feet on the northwesterly line and 70.00 feet on the southeasterly line to a dead line in the rear, measuring 59.19 feet thereon. Description Reference: Described according to (or by reference to) the recorded subdivision Plan. The property herein conveyed is subject to the restrictive covenants, liens, and other matters set forth in Book 7463, Page 294, Book 8694, Page 216, Book 8699, Page 462, Book 8715, Page 583, said Register's Office, and to the matters set forth in the reference Plan of record.

Cynthia R. Cowan and paul Cowan obtained title to the above referenced real estate by Deed of record in Book 10495, Page 165, 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	112,241.00
	$113,000.00

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 February 1, 2000 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On February 1, 2000, 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:

NO TAX

PROPERTY ADDRESS
2537 Park Green Lane
Old Hickory, TN 37138

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Golden Feather Realty Services, Inc.
180 N. LaSalle, Suite 1900
Chicago, IL 60601

Mail to:

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