THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
6750 LENOX CENTER COURT, SUITE 202
MEMPHIS, TN 38115

Tennessee FHA

Towery

Davidson County DEEDTRS
Recvd: 05/23/02 13:48 3pgs
Fees:17.00 Taxes:0.00



20020523-0063040

Name: Tony Kermit Towery and wife, Tedi Y.

S&K#: 00-1319
FHA #: 483-1088200-203
Loan#: 7741368

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 13, 1986, recorded in Book 6858, Page 550, and re-recorded at Book 6892, Page 646, Register's Office of DAVIDSON County, Tennessee, Madonna K. Stepbach, unmarried conveyed to Joseph B. Pitt, Jr., Trustee, 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 200007190071212, 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 sale Deed of Trust by which advertisement the sale was appointed to be held on January 23, 2002 at the DAVIDSON County Courthouse in Nashville, Tennessee, at 10:00 AM; 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 Washington Mutual Home Loans, Inc., successor in interest by merger to Fleet Mortgage Corp., whose address is P.O. Box 1169 , Milwaukee, WI, 53201-1169, at and for the sum of $74,495.65, that being the highest and best bid offered; and,

WHEREAS, the said Washington Mutual Home Loans, Inc., successor in interest by merger to Fleet Mortgage Corp. has assigned its interests in the said property to Secretary of Housing and Urban Development, 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 Washington Mutual Home Loans, Inc., successor in interest by merger to Fleet Mortgage Corp., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development, 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:

Descried property located in Davidson County, Tennesse, to wit:

Land in the 5th, formerly 7th Civil District of Davidson County, Tennessee, being a part of Tract No. 1 assigned to H. M. Williams of the Edward L. Ensley Lands, as of record in Minute Book J, Page 782, of the County Court for said County, and described as follows:

Beginning at a point in the southerly margin of New Tusuculum Road said point being 178 feet west of the original northeast corner of said Tract No. 1; thence south 4 1/2 degrees east 314 feet to a point; thence south 84 degrees west 156.75 feet to a point; thence north 5 1/4 degrees west 300.2 feet to a point in the southerly margin of new Tusculum Road; thence west with the margin of said road, north 77 1/2 degrees east 165.0 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 6858, Page 550, and re-recorded at Book 6892, Page 646, Register's Office of DAVIDSON County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 6858, Page 550, and re-recorded at Book 6892, Page 646, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7224, Page 48, Register's Office for DAVIDSON County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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 Secretary of Housing and Urban Development, Washington, D.C., his successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, 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.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the January 23, 2002.

Joe M. Kirsch
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 23, 2002, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch 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.

DENISE GRIFFIN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN MY COMM. EXP. 4-10-2005

My commission expires:

Notary Public

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 295 TUSCULUM ROAD, ,ANTIOCH, TN, 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
c/o Golden Feather Realty Services, Inc.
180 N. Lasalle, Suite 1900
Chicago, IL 60601

ATTENTION: Single Family Property Disposition Branch

S & K File #00-1319
Map & Parcel - 162-1-38

THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
6750 LENOX CENTER COURT, SUITE 202
MEMPHIS, TN 38115