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

husband and wife

Name: Paul E. Hufford
and Mary Ann Hufford,

S&K#: 02-2325
FHA #: 483-275047
Loan#: 8018275969

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 1, 1999, recorded in Book 11696, Page 49, Register's Office of Davidson County, Tennessee, Paul E. Hufford Mary Ann Hufford, Husband and wife conveyed to Transcontinental Title Co., 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 No. 20020910-0109761, 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 October 16, 2002 at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 BANK, FA f/k/a Washington Mutual Home Loans, Inc. successor by merger in interest to Fleet Mortgage Corp., whose address is P.O. Box 1169, Milwaukee, WI 53201-1169, at and for the sum of $76,788.66, that being the highest and best bid offered; and,

WHEREAS, the said WASHINGTON MUTUAL BANK, FA f/k/a Washington Mutual Home Loans, Inc. successor by merger in interest 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 BANK, FA f/k/a Washington Mutual Home Loans, Inc. successor by merger in interest to Fleet Mortgage Corp., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, 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 MADISON, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Davidson County DEEDTRS
Recvd: 11/19/02 13:21 3pgs
Fees:17.00 Taxes:0.00
20021119-0143388

Being part of Lot Number 5 of Block "F" in the East Lawn Subdivision to Nashville, a plan of which is of record in Book 547, page 153-154, Register's Office for Davidson County, Tennessee. Having heretofore conveyed a triangular portion of Lot Number 5 on the west side to W.T. Davis and wife, Ethel Davis. The purpose of this conveyance is to transfer the remainder of said Lot Number 5 which fronts 50 feet on the easterly margin of Circle Drive and runs back approximately 150 feet on the north side to a stake placed there by W.T. Davis and J.L. McMurtry to mark the corner of the division of Lot Number 5 between W.T. Davis and J.L. McMurtry and thence running in a southerly direction approximately 50 feet to a stake placed thereby the said J.L. McMurtry on the east line of Lot Number 5 and at a point about 8 feet from the southeast corner of said lot and thence westerly about 155.75 feet to the easterly margin of Circle Drive.

This legal description is identical with that in Trust Deed recorded in Book 11696, Page 49, 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 11696, Page 49, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 10227, Page 79, 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 Denise Griffin, 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 Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the October 16, 2002.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On October 16, 2002, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin 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.

12/20/05
My commission expires

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO., TN
My Comm. Exp. 12-20-05

Notary Public

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 1120 Circle Drive, MADISON, TN 37115

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.
2500 Michelson, Suite 100
Irvine, CA 92612

ATTENTION: Single Family Property Disposition Branch

S & K File #02-2325
Map & Parcel -43-1/49

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