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

Name: Richard Steven Lee

Davidson County DEEDTRS
Recvd: 08/14/03 12:24 2pgs
Fees:12.00 Taxes:0.00



20030814-0116974

S&K#: 03-0253
FHA #: 483-2451088729
Loan#: 19847631

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 12, 1997, recorded in Book 10466, Page 737, Register's Office of DAVIDSON County, Tennessee, Richard Steven Lee, single conveyed to Buddy Cantrell, 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. 20011001-0105605, 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 June 11, 2003 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, successor in interest to Homeside Lending, Inc., whose address is 8120 Nations Way Building 100, Jacksonville, FL, 32256, at and for the sum of $74,133.62, that being the highest and best bid offered; and,

WHEREAS, the said WASHINGTON MUTUAL BANK, FA, successor in interest to Homeside Lending, Inc. 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, successor in interest to Homeside Lending, Inc., 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 NASHVILLE, County of DAVIDSON, State of Tennessee, to-wit:

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

Being Lot number 38 on the plan of Donelson Meadows, of record in Book 1835, Page 35, Registers Office for said county, more particularly described as follows:

Lot Number 38 is described as beginning at a point in the westerly margin of Walnut Hill Drive, the common corner of Lots 37 and 38; thence with the line between said Lots westerly 180 feet to a point in the easterly line of Lot Number 28; thence with the easterly line of Lots 28 and 27, northerly 85 feet to the common corner of Lots 38 and 39; thence with the line between said Lots easterly 180 feet to the westerly margin of Walnut Hill Drive; thence with the margin of the said drive, southerly 85 feet to the beginning.

This legal description is identical with that in Trust Deed recorded in Book 10466, Page 737, 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 10466, Page 737, Register's Office of DAVIDSON County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 10466, Page 734, 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 June 11, 2003.

Joe M. Kirsch
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 11, 2003, 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.

JENA R. SINCLAIR NOTARY PUBLIC AT LARGE SHELBY CO. TN

12/20/05
My commission expires Notary Public

My Comm. Exp. 12-20-05

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 208 WALNUT HILL DRIVE, NASHVILLE, TN 37214

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 #03-0253
Map & Parcel - 84-15/57

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