Davidson County DEEDTRS
Recvd: 01/22/04 15:38 2pgs
Fees:12.00 Taxes:0.00
20040122-0008764

THIS INSTRUMENT PREPARED BY AND RETURN TO
Law Office of Shapiro & Kirsch, LLP
6750 Lenox Center Court, Suite 202
Memphis, TN 38115

Tennessee FHA

Name: J. GRANVILLE SAWYERS
S&K#: 03-1378
FHA #: 4832197251
Loan#: 4832197251

HUD COMMISSIONER DEED

WHEREAS, by Deed of Trust dated November 9, 1994, recorded in Book 9524, Page 498, Register's Office of Davidson County, Tennessee, J. Granville Sawyers, unmarried conveyed to Harold Reeves, 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, Shapiro and Kirsch was appointed HUD Commissioner in Book 10995, Page 657, in the Register's Office of Davidson County, Tennessee under the provisions of the Single Family Mortgage Foreclosure Act of 1994 (Act), 12 USC 375, etc.

WHEREAS, notice of default and foreclosure sale was recorded in Instrument Number 20031120-0169293 in the Register's Office of Davidson County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the secretary 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 the Secretary, the said property was by the undersigned, advertised for sale in Nashville Business Journal on November 28, December 5, 12, 2003 by which advertisement the sale was appointed to be held on January 7, 2004 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 The Secretary of Housing and Urban Development of Washington, D.C., its successors and/or assigns, as its interests may appear, whose address is FIRST MADISON SERVICES, 4111 S. Darlington, Tulsa, Oklahoma 74135, at and for the sum of $100,586.25, that being the highest and best bid offered; 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 HUD Commissioner 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 The Secretary of Housing and Urban Development of Washington, D.C., its successors and/or assigns, as its interests may appear, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro and Kirsch, HUD Commissioner, 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:

Part of Lot Numbers 90 and 91, of the Bluefields Subdivision as recorded in Book 843, Page 34, Register's Office, Davidson County, Tennessee, and further described as follows:

Beginning at a point in the south margin of Cumberland Circle, said point being 25 feet east of the original corner of Lots 90 and 91 of said Bluefields Plan; thence leaving said margin in a southerly direction 304 feet to a point, said point being 26 feet east of the corner of Lots 90 and 91; thence westerly 80 feet to a point; thence southerly 302 feet to the southerly margin of Cumberland Circle; thence with the margin of said Cumberland Circle easterly 72 feet to the point of beginning.

This legal description is identical with that in Trust Deed recorded in Book 9524, Page 493, Register's Office of 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 Shapiro and Kirsch, HUD Commissioner, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such HUD Commissioner, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro and Kirsch, HUD Commissioner, has hereunto set his hand and seal on the date written below.

Shapiro and Kirsch, HUD Commissioner
Joe M. Kirsch
Managing Partner

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 7th day of January, 2004, before me, a Notary Public in and for the State and County duly commissioned and qualified, appeared Joe M. Kirsch, with whom I am personally acquainted and who, acknowledged that he is a partner of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Exp Date: 12/20/05

Notary Public

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

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 240 CUMBERLAND STREET, NASHVILLE, TN 37210

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 #03-1378
Map & Parcel - 96-5-12.00

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