Davidson County DEEDTRS
Recvd: 02/25/04 11:05 2pgs
Fees:12.00 Taxes:0.00
20040225-0021337

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Memphis, TN 38115
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Tennessee FHA

Name: DEREK T. WRIGHT, and wife, Misti L. Wright
S&K#: 03-3093
FHA #: 483-2568373-703
Loan#: 8005966307

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 19, 1998, recorded in Book 10988, Page 596, Register's Office of Davidson County, Tennessee, Derek T Wright and Misti L. Wright, husband and wife conveyed to D.M. Grisham, 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 Number 20030827-0124566, 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 8, 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 FLEET MORTGAGE CORP., whose address is P.O. Box 1169, Milwaukee, WI 53201-1169, at and for the sum of $65,942.89, that being the highest and best bid offered; and,

WHEREAS, the said WASHINGTON MUTUAL BANK, FA, SUCCESSOR 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, SUCCESSOR 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 ASHLAND CITY, County of Davidson, State of Tennessee, to-wit:

Described property located in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, to wit:

Part of Lot Number 2 on the Plan marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, Page 64, Chancery Court at Nashville, and being Lot Number 3 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey as follows:

Beginning at a point on the southeasterly margin of Bull Run Road at the common corner of Lot Numbers 3 and 4 on said survey, said point lying south 59 degrees 30 minutes west 222.4 feet along said margin from the southwesterly line of the property conveyed to Emory E. Taylor and wife, by deed from Elizabeth Walker Welck and husband, as of record in Book 2700, Page 359, Register's Office for said County, thence with said margin, south 59 degrees 30 minutes west 100 feet to the northwest corner of Lot Number 2 on said survey; thence with the line between said Lot Numbers 2 and 3 on said survey, south 30 degrees 30 minutes east 161 feet to the center of Bull Run Creek, being said Taylor's northwesterly line; thence with the center of said Creek and said Taylor's northwesterly line, northeasterly to the southerly corner of Lot Number 4 on said survey; thence with the line between Lot Numbers 3 and 4 on said survey north 30 degrees 30 minutes west 175.4 feet to the beginning.

This legal description is identical with that in Trust Deed recorded in Book 10988, Page 596, 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 10988, Page 596, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 10988, Page 593, 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 date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 8th day of Oct., 2003, 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.

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

12/20/05
My commission expires:

Notary Public

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 4693 BULL RUN ROAD, ASHLAND CITY, TN 37015

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 #03-3093
Map & Parcel - 46/55

PREPARED BY AND RETURN TO:
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