Tennessee\FHA
Map: #90-12-B-20CO

Jeffrey Preston
PRINCIPAL: #002268445-0
FHA: #483321422703

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 19, 2003, and recorded in REGISTER'S INSTRUMENT: #20030228-0026462, in the Register's Office of Davidson County, Tennessee, Jeffrey D. Preston, an unmarried person, conveyed to Arnold M. Weiss, Esq. Of Shelby County Trustee(s), 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, 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 said Deed of Trust by which advertisement the sale was appointed to be held on August 17, 2004, at the outside the door of the Register of Deeds office located at 501 Broadway Suite 501, Gaylord Entertainment Center, of Davidson County, Tennessee; 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 PRINCIPAL RESIDENTIAL MORTGAGE, INC., a corporation, at and for the sum of ONE HUNDRED TWELVE THOUSAND TWO HUNDRED DOLLARS AND 00/100, that being the highest and best bid offered; and,

WHEREAS, the said PRINCIPAL RESIDENTIAL MORTGAGE, INC. has assigned its interests in the said property to The Secretary of Housing and Urban Development of 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 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 PRINCIPAL RESIDENTIAL MORTGAGE, INC. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development of 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:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT NO. 20, ON THE FINAL PLAT OF HODGES ESTATES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 11700, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THERE IS CONVEYED WITH THE ABOVE DESCRIBED PROPERTY AN UNDIVIDED INTEREST IN AND TO THE GENERAL AND/OR RESTRICTED COMMON AREAS AND FACILITIES OF HODGES ESTATES, A PLANNED UNIT DEVELOPMENT, AS SAID AREAS ARE SET FORTH AND DEFINED IN RESTRICTIONS OF RECORD IN BOOK 11701, PAGE 212 AND CHARTER OF RECORD IN BOOK 11701, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO WHICH REFERENCE IS HEREBY MADE FOR MORE PARTICULARS.

SOURCE OF DESCRIPTION: SURVEY DATED AUGUST 21, 2000, MADE BY: LESLIE FLOWERS, LICENSE NO. 1659 JOHN KOHL & COMPANY, P.C., 400 SEVENTH AVENUE SOUTH, NASHVILLE, TN 37203.

Jeffrey D. Preston, unmarried, his heirs and assigns, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #200008290085227, Register's Office of Davidson County, Tennessee.

Davidson County DEEDTRS
Recvd: 11/12/04 13:10 2pgs
Fees:12.00 Taxes:0.00



20041112-0136328

Subject to any unpaid taxes.

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 The Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, in fee simple forever, to whom the said Arnold M. Weiss, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

The said Trustee has applied the consideration as follows:

Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	111,395.00
	$112,200.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Trustee, on August 17, 2004 has hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 17, 2004, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Trustee and as his free act and deed.

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

NOTARY PUBLIC

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY CO., TN MY COMM. EXP. 11-14-04

My Commission Expires:

NO TAX

PROPERTY ADDRESS
713 William Howard Place
Nashville, Tennessee 37209

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Golden Feather Realty Services, Inc.
180 N. LaSalle, Suite 1900
Chicago, IL 60601

THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991

← **RETURN TO**