Tennessee\FHA
Map: #050-14-0-249.0

Diane Rippy
CHL: #0004823079MN35
FHA: #4832253195729

Davidson County DEEDTRS
Recvd: 01/04/05 11:15 2 pgs
Fees:12.00 Taxes:0.00
20050104-0001084

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 23, 1995, and recorded in BOOK: #9713 PAGE: #225, MODIFIED IN INSTRUMENT #20040310-0027419, in the Register's Office of Davidson County, Tennessee, Diane Y.Rippy and Ronald Dismukes, both unmarried, conveyed to David W. Small 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in REGISTER'S INSTRUMENT #20030121-0008013, 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 said Deed of Trust by which advertisement the sale was appointed to be held on August 3, 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 COUNTRYWIDE HOME LOANS, INC., a corporation, at and for the sum of SEVENTY FIVE THOUSAND SIX HUNDRED DOLLARS AND 00/100, that being the highest and best bid offered; and,

WHEREAS, the said COUNTRYWIDE HOME LOANS, 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 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 COUNTRYWIDE HOME LOANS, INC. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Valerie Ann Spicer, as Substitute 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 240 ON THE PLAN OF PARKWOOD ESTATES, SECTION 2, OF RECORD IN BOOK 3300, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 240 FRONTS 75.0 FEET ON THE WESTERLY MARGIN OF MOOREWOOD DRIVE AND RUNS BACK BETWEEN LINES MEASURING 135.77 FEET ON THE NORTHERLY SIDE AND 136.54 FEET ON THE SOUTHERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 75.0 FEET.

Diane Y. Rippy and Ronald Dismukes, both unmarried, their heirs and assigns, obtained title to the above referenced real estate by Deed of record in BOOK: #9713, PAGE: #222, Register's Office of Davidson County, Tennessee.

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 Valerie Ann Spicer, 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.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	12.00
Publication Expense	255.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	74,783.00
	$75,600.00

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 Valerie Ann Spicer, Substitute Trustee, on August 3, 2004 has hereunto set his hand and seal.

VALERIE ANN SPICER, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 3, 2004, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Valerie Ann Spicer, 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.

NOTARY PUBLIC

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

My Commission Expires:

NO TAX

PROPERTY ADDRESS
3237 Moorewood Drive
Nashville, Tennessee 37207

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