Davidson County DEEDTRS
Recvd: 02/22/05 08:43 2 pgs
Fees:12.00 Taxes:0.00
20050222-0018849

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
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Tennessee FHA

Name: Clarence Scruggs, and Jean M. Scruggs
S&K#: 03-0961
FHA #: 483-2582398-703
Loan#: 5227731279

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 18, 1998, recorded in Book 11121, Page 904, Register's Office of Davidson County, Tennessee, Clarence E. Scruggs and wife, Jean M. Scruggs conveyed to Charles E. Tonkin, III, 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 20040927-0116051, 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 September 29, 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 Washington Mutual Bank, FA, whose address is Washington Mutual Bank, FA, P.O. Box 1169, Milwaukee, Wisconsin 53201-1169, at and for the sum of $59,850.13, that being the highest and best bid offered; and,

WHEREAS, the said Washington Mutual Bank, FA 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, 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 Nashville, County of Davidson, State of Tennessee, to-wit:

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

Lot Number 3, on the Plan of Arrington Heights, Section II, of record in Book 3106, Page 129, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Said Lot Number 3 fronts 54 feet on the east side of north Fourth Street, and runs back 159.4 feet on the north line and 159.35 feet on the south line, to an alley in the rear on which it measures 54 feet.

This legal description is identical with that in Trust Deed recorded in Book 11121, Page 904, 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 11121, Page 904, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed recorded in Book 11121, Page 901, 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 29th day of Sept., 2004, 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.

12/20/05
My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE SHELBY CO. TN

NO TAX/GOVERNMENTAL AGENCY 12-20-05

PROPERTY ADDRESS: 705 Lischey Avenue, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Secretary of Housing & Urban Development
Federal Housing Administration
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, TN 37214

ATTENTION: Single Family Property Disposition Branch

S & K File #03-0961
Map & Parcel - 082-07-0-383.00

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