Davidson County DEEDTRS
Recvd: 08/22/05 08:08 2 pg
Fees:12.00 Taxes:0.00
20050822-0099313

Tennessee/FHA
Map: #93-8-50

Adria McCay
GMAC: #307199476
FHA: #483-2906264703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated APRIL 17, 2001, AND RECORDED IN INSTRUMENT: #20010418-0038616, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ADRIA R. MCCAY, AN UNMARRIED WOMAN, CONVEYED TO THOMAS L. MOSER 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: #20020206-0016477, 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 July 19, 2005, at the outside 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 GMAC MORTGAGE CORPORATION, a corporation, at and for the sum of SEVENTY TWO THOUSAND SEVEN HUNDRED DOLLARS AND 00/100, that being the highest and best bid offered; and,

WHEREAS, the said GMAC MORTGAGE CORPORATION 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 GMAC MORTGAGE CORPORATION of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, 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:

BEING A TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 55 ON THE MAP OF J.B. HAYNIES CENTRAL PARK PLAN, OF RECORD IN BOOK 161, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.55 FRONTS 50 FEET ON THE NORTHERLY SIDE OF OZARK STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

ADRIA R. MCCAY, AN UNMARRIED PERSON, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20010418-0038615, 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 Arnold M. Weiss, 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	265.00
Attorney's Fees and Trustees Fees	550.00
Credit on Note	71,873.00
	$72,700.00

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, Substitute Trustee, on July 19, 2005 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On July 19, 2005, 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 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

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN

MY COMMISSION EXPIRES:

NO TAX

PROPERTY ADDRESS
1004 OZARK STREET
NASHVILLE, TENNESSEE 37206

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
DEPARTMENT OF HUD
C/O PYRAMID REAL ESTATE SERVICES
616 MARRIOTT DRIVE, SUITE 300
NASHVILLE, TN 37214

MY COMMISSION EXPIRES APRIL 10, 2007

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103-1991

← RETURN TO

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$*******EXEMPT*********EXEMPT*********EXEMPT********
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF July 20 05
NOTARY PUBLIC
MY COMMISSION EXPIRES MY COMMISSION EXPIRES APRIL 10, 2007

DIANA WILLIAMS BARTON NOTARY PUBLIC AT LARGE SHELBY CO. TN