FHA # 483-2584796-703
EMC #0002429710

Davidson County DEEDTRS
Recvd: 09/11/06 10:32 2 pgs
Fees:12.00 Taxes:0.00
20060911-0111936

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427

# SUBSTITUTE TRUSTEE'S DEED

On the 30th day of July, 1998, **WAKUS E. BENFORD, JR.** executed a Deed of Trust to Donald R. Baskin, Davidson County, Tennessee, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee in **BOOK 11049, PAGE 828** and John B. Philip of Shelby County, Tennessee was substituted in his place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee in **20040308-0026297.**

The property is known as 1113 Village Spring Drive, Nashville, TN 37207 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in **The Nashville Record** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on March 9, March 16 and March 23, 2006. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Friday, May 5, 2006 at 12:00 noon and at the place mentioned in the advertisement which was at 225 Polk Avenue (old Ben West Library Building) in downtown Nashville, Tennessee. The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **Secretary of Housing and Urban Development, its servicer, assignee or representative** for the sum of **$92,417.00**, which was the highest and best valid bid offered, and the purchaser, **Secretary of Housing and Urban Development, its servicer, assignee or representative,** has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the **Secretary of Housing and Urban Development, its servicer, assignee or representative**, the property above mentioned and now more fully described as follows:

Being Lot No. 162 on the Plan of Village by the Creek, Section 9, of record in Plat Book 7900, Page 699, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the property described by deed of record in Book 11049, Page 825, Register's Office for Davidson County, TN.

Parcel No. 050-07-0-107.00

The said John B. Philip, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

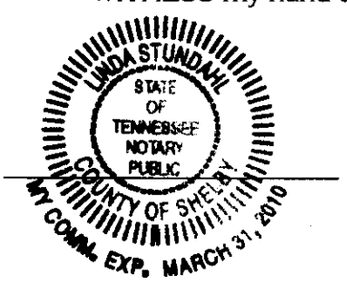
IN WITNESS WHEREOF, the said John B. Philip, Substitute Trustee, has hereunto set his hand this 5th day of May, 2006.

JOHN B. PHILIP, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of May, 2006, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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




Linda Stundahl
NOTARY PUBLIC

NO TAX / GOVERNMENTAL AGENCY

FOR REGISTER'S USE ONLY

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|---|---|---|
| Property known as:<br>1113 Village Spring Dr<br>Nashville, TN 37216 | GRANTEE & Send Tax Notice to:<br>U.S. Department of Housing and Urban Development<br>% PYRAMID REAL ESTATE SERVICES<br>616 MARRIOTT DRIVE STE 300<br>NASHVILLE, TN 37214 | This Instrument was prepared by:<br>CRISLIP, PHILIP & ASSOCIATES<br>4515 Poplar Avenue, Suite 322<br>Memphis, Tennessee 38117<br>901.525.2427 |