FEARNLEY & CALIFF, PLLC
ATTORNEYS AT LAW
565 MARRIOTT DRIVE, SUITE 850
NASHVILLE, TN 37214

Return to T

2

Tennessee/FHA
Map: #76/01/0057

Aaron Chaffin
C.W./0004473087MN35
FHA/483-2578913-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 27, 1998, and recorded in TD BOOK: #712, PAGE: #277, in the Register's Office of Wilson County, Tennessee, Aaron L. Chaffin, unmarried, conveyed to Richard A. Northcutt 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 BOOK: #1227, PAGE: #1481 in the Register's Office of Wilson 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 January 30, 2007, at the Front Door of the Courthouse, of Wilson 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 EIGHTY SIX THOUSAND EIGHTY 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 ELIZABETH A. CASH, 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 OLD HICKORY, County of Wilson, State of Tennessee, to-wit:

BEING LOT: #55, ON THE PLAN OF OAK CREEK SUBDIVISION, OF RECORD IN PLAT BOOK: #10, PAGE: #31, REGISTER'S OFFICE FOR WILSON COUNTY, AND BOOK: #5200, PAGE: #96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

TIMOTHY A. CHAFFIN AND AARON L. CHAFFIN, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #10446, PAGE: #652, Register's Office of Wilson County, Tennessee.

BK/PG:1250/1136-1137

07337501

2 PGS : AL - SUBSTITUTE TRUSTEES DEED
DARLA BATCH: 114863
05/29/2007 - 08:00 AM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE of TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

Davidson County DEEDTRS
Recvd: 08/13/07 11:30 2 pgs
Fees:12.00 Taxes:0.00

20070813-0096498

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 ELIZABETH A. CASH, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, 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	195.00
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	85,273.00
	$86,080.00

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 ELIZABETH A. CASH, Substitute Trustee, on January 30, 2007 has hereunto set her hand and seal.

Elizabeth A. Cash Substitute Trustee
ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On January 30, 2007, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ELIZABETH A. CASH, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as Substitute Trustee and as her free act and deed.

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

Sharon Hogan
NOTARY PUBLIC

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-8-09

My Commission Expires:

NO TAX

PROPERTY ADDRESS
629 REHNEA DRIVE
OLD HICKORY, TENNESSEE 37138

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

RETURN TO:
THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
208 ADAMS AVENUE
MEMPHIS, TENNESSEE 38103-1991
901-526-8296

STATE OF TENNESSEE - COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$*****EXEMPT*********EXEMPT**********EXEMPT*********
AFFIANT Elizabeth A. Cash
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF
January 30 20 07
NOTARY PUBLIC Sharon Hogan
MY COMMISSION EXPIRES

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-8-09