TENNESSEE/FHA
MAP: # 51-7-32

ELSIE BOGUSKIE
NATIONWIDE: #0002208403
FHA: #483-3809079-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 10, 2008, and recorded in REGISTER'S INSTRUMENT: #20080116-0004793, in the Register's Office of Davidson County, Tennessee, Elsie M. Boguskie and Richard A. Boguskie, wife and husband, conveyed to Yale Riley 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: #20091217-0114942 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 January 12, 2010, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Sommet Center F/K/A 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 NATIONWIDE ADVANTAGE MORTGAGE COMPANY, a corporation, at and for the sum of ONE HUNDRED FORTY NINE THOUSAND FIVE HUNDRED TWENTY FIVE DOLLARS AND 00/100, that being the highest and best bid offered; and,

WHEREAS, the said NATIONWIDE ADVANTAGE MORTGAGE COMPANY 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 NATIONWIDE ADVANTAGE MORTGAGE COMPANY 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 the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #31 ON THE PLAN OF PLEASANT ACRES, SECTION IV, AS OF RECORD IN PLAT BOOK: #2133, PAGE: #121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

RICHARD A. BOGUSKIE AND WIFE, ELSIE M. BOGUSKIE, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in BOOK: #8093, PAGE: #402, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100005480 DEEDTRS
Recvd: 01/28/10 09:34 2 pgs
Fees:12.00 Taxes:0.00
20100128-0007062

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	260.50
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	148,652.50
	$149,525.00

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 12, 2010 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 12, 2010, 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.

Brenda L. Doyle

NOTARY PUBLIC

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES: 8.22.2012

My Comm. Exp. 8-22-2012

NO TAX

PROPERTY ADDRESS
1107 SAUNDERS AVENUE
MADISON, TENNESSEE 37115

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, January 12, 2010
NOTARY PUBLIC Brenda L. Doyle
MY COMMISSION EXPIRES 8.22.2012

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 8-22-2012