BILL GARRETT, Davidson County
Trans:T20100048952 DEEDTRS
Recvd: 08/09/10 10:16 2 pgs
Fees:12.00 Taxes:0.00
20100809-0062547

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
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**Tennessee FHA**

**Name: Olie Ray Webb, and Ann L. Webb**
**S&K#: 09-023328**
**FHA**

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 3, 1998, recorded in Book 10876, Page 405 in the Register's Office of Davidson County, Tennessee, Olie Ray Webb and wife, Ann L. Webb conveyed to Robert B. Robinson, 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 20100121-0005194, 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 January 26, 2010, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00AM; 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 Tennessee Housing Development Agency, whose address is Magna Bank, 6655 Poplar Avenue, Suite 201, Germantown, Tennessee 38138, at and for the sum of $46,526.60, that being the highest and best bid offered; and,

WHEREAS, the said Tennessee Housing Development Agency 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 Tennessee Housing Development Agency, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., 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 the Eleventh (11th), formerly the Eighteenth (18th) Civil District of Davidson County, Tennessee, to wit:

Lot Number 1 in the Subdivision of J.R. Henderson, more particularly described as follows:

Beginning on the Southerly margin of Maxey Lane at a point 163.6 feet Westerly from the Southwest corner of Maxey Lane and McKinney Avenue, at the corner of Lots 1 and 2 of said plan; thence Westerly along the Southerly margin of Maxey Lane 50 feet to a point, the Northwest corner of the J.R. Henderson property; thence Southerly along the Western line of said property 200 feet to the Northwest corner of Lot 5 on said plan; thence Easterly along the North line of Lot Number 5, 50 feet to the corner of Lots 1 and 2; thence Northerly along the line between said Lots 196 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Book 10876,Page 405 in the 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 10876, Page 405 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 10875, Page 402, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.
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 Shapiro & Kirsch, LLP, 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 Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

D. Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 26th day of January, 2010, before me, a Notary Public, in and for said State and County, personally appeared D. Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

My Commission Expires
June 4, 2013
My commission expires:

Notary Public

KRISSY GILLUM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

**NO TAX/GOVERNMENTAL AGENCY**

**PROPERTY ADDRESS:** 1306 Maxey Lane, Nashville, TN 37216

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Secretary of Housing and 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 #09-023328**
**Map & Parcel -07207022400**

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