TENNESSEE/FHA
MAP: #84-10-14

WILLIAM LUCHYNSKY
FLAGSTAR: #502185921
FHA: #483-3934725-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 21, 2008, and recorded in REGISTER'S INSTRUMENT: #20080722-0075081, in the Register's Office of Davidson County, Tennessee, William Luchynsky and Kristen Luchynsky husband and wife, conveyed to Victor Hazelwood of Davidson County, Tennessee 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: #20090603-0050918, 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 June 15, 2010, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone 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 FLAGSTAR BANK, FSB, a corporation, at and for the sum of ONE HUNDRED SIXTY SIX THOUSAND SIX HUNDRED SIXTY FIVE DOLLARS AND 00/100, that being the highest and best bid offered; and,

WHEREAS, the said FLAGSTAR BANK, FSB 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 FLAGSTAR BANK, FSB 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:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

WILLIAM LUCHYNSKY AND KRISTEN LUCHYNSKY, HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #200807-22-0075080, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100067697 DEEDTRS
Recvd: 10/26/10 08:48 3 pgs
Fees:17.00 Taxes:0.00
20101026-0085506

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	343.00
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	165,700.00
	$166,665.00

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 June 15, 2010 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 15, 2010, 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

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires:

My Comm. Exp. 8-22-2012

NO TAX

PROPERTY ADDRESS
2208 WEONA DRIVE
NASHVILLE, TENNESSEE 37214

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
DEPARTMENT OF HUD
C/O MICHAELSON, CONNOR & BOUL
4400 WILL ROGERS PARKWAY, SUITE 300
OKLAHOMA CITY, OKLAHOMA 73108-1837

RETURN TO:
THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, 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
SUBSCRIBED AND SWORN TO BEFORE ME, June 15, 2010
NOTARY PUBLIC
MY COMMISSION EXPIRES

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 8-22-2012

LEGAL DESCRIPTION

BEING LOT: #63, ON THE PLAN OF MAPLECREST, OF RECORD IN PLAT BOOK: #1835, PAGE: #28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREIN IS THE FOLLOWING DESCRIBED PROPERTY.

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING SOUTHEAST MARGIN OF NASHVILLE & EASTERN RAILROAD AND THE EAST BOUNDARY OF THE JOHNNY RAY CRUMBY PROPERTY;

THENCE WITH SAID EXISTING MARGIN HAVING A 1382.39 FEET RADIUS CURVE RIGHT AND EASTERLY 122.84 FEET TO A POINT;

THENCE WITH THE WEST BOUNDARY OF THE GEORGE F. SCALF, ET UX PROPERTY SOUTH 01 DEGREES 12' 30" EAST 62.04 FEET TO A POINT;

THENCE WITH THE PROPOSED SOUTHEAST MARGIN OF SAID RAILROAD HAVING A 2794.79 FEET RADIUS CURVE LEFT AND WESTERLY 107.26 FEET TO A POINT;

THENCE WITH SAID EAST BOUNDARY NORTH 14 DEGREES 07' 51" WEST 51.29 FEET TO THE POINT OF BEGINNING.

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