BILL GARRETT, Davidson County
Trans:T20100081562 DEEDTRS
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Fees:12.00 Taxes:0.00
20101229-0103107

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Tennessee FHA

Name: William A. Beasley, and William A. Beasley, Jr., Husband and Wife
S&K#: 08-003922
FHA

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 15, 1996, recorded in Book 10229, Page 622 corrected at Instrument Number 20100617-0047047 in the Register's Office of Davidson County, Tennessee, Myrtle H. Beasley, William A. Beasley, Jr., husband and wife conveyed to Gregg S. Murphy, 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 20100712-0054534, 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 July 22, 2010, at the Davidson County Courthouse in Nashville, Tennessee, at 1:00PM; 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 EverHome Mortgage Company

, whose address is EverHome Mortgage Company, 8100 Nations Way, Jacksonville, Florida 32256, at and for the sum of $75,183.19, that being the highest and best bid offered; and,

WHEREAS, the said EverHome Mortgage Company 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 EverHome Mortgage Company, 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 Davidson County, Tennessee, to-wit:
Lot Number 39 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, more particularly described as follows:

Beginning at a point in the southerly margin of Richmond Hill Drive at the common corner of Lots Numbers 38 and 39; thence with the line between said lots, southerly 125 feet to a corner of Lot Number 40; thence with the line between Lots Numbers 39 and 40, westerly 115 feet to a point in the easterly margin of Brick Church Pike; thence with the margin of the same northerly 100 feet to a point in the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the southerly margin of Richmond Hill Drive; thence with the margin of the same, easterly 90 feet to the point of beginning.

Included in the above description, but excluded from this conveyance is the Right-of-Way conveyed unto Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10143, Page 740, Register's Office of Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Book 10229,Page 622 corrected at Instrument Number 20100617-0047047 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 10229, Page 622 corrected at Instrument Number 20100617-0047047 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 10229, Page 619, 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

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 22nd day of July, 2010, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be the Authorized Agent 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.

KRISSY GILLUM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public

My Commission Expires:
June 4, 2013
My commission expires:

NO TAX/GOVERNMENTAL AGENCY

PROPERTY ADDRESS: 3141 Richmond Hill Drive, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Federal Housing Administration
Michaelson, Conner, and Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

ATTENTION: Single Family Property Disposition Branch

S & K File #08-003922
Map & Parcel -06002001600

PREPARED BY AND RETURN TO:
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