BILL GARRETT, Davidson County
Trans:T20110001777 DEEDTRS
Recvd: 01/10/11 08:25 3 pgs
Fees:17.00 Taxes:0.00
20110110-0002369

TENNESSEE/FHA
MAP: #043-16000100

ANGELA HOOVER
MIDLAND: #51839354
FHA: #4832865373703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by DEED OF TRUST DATED NOVEMBER 10, 2000, AND RECORDED IN REGISTER'S INSTRUMENT #20001114-0112819, MODIFIED IN REGISTER'S INSTRUMENT #20090213-0012698, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, WILLIAM R. HOOVER, ANGELA LYNN HOOVER, HUSBAND AND WIFE, CONVEYED TO GREGG S. MURPHY 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: #20080714-0072071 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 September 21, 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 MIDFIRST BANK, a corporation, at and for the sum of ONE HUNDRED SEVEN THOUSAND FIVE HUNDRED FORTY FIVE DOLLARS AND 00/100, that being the highest and best bid offered; and,

WHEREAS, the said MIDFIRST BANK 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 MIDFIRST BANK 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 Madison, County of Davidson, State of Tennessee, to-wit:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

ANGELA LYNN HOOVER, HER HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20090109-0002246, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes;

Notice of the Right to Foreclose has been given in compliance with T.C.A. § 35-5-117.

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, as 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	371.50
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	106,561.50
	$107,545.00

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, as Substitute Trustee, on September 21, 2010 has hereunto set her hand and seal.

Elizabeth A Cash, Substitute Trustee

ELIZABETH A. CASH, as Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 21, 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.

Dixie Chambers

NOTARY PUBLIC

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES:

My Comm. Exp. 8-22-2012

NO TAX

PROPERTY ADDRESS:
121 RIO VISTA DRIVE
MADISON, TENNESSEE 37115

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 Elizabeth A Cash
SUBSCRIBED AND SWORN TO BEFORE ME, September 21, 2010
NOTARY PUBLIC Dixie Chambers
MY COMMISSION EXPIRES

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 8-22-2012

LEGAL DESCRIPTION

BEING PART OF LOT 10 ON THE SUBDIVISION OF PART OF TRACTS #6, #7 AND #8 OF THE ANDERSON ESTATES, A PLAN OF WHICH IS OF RECORD IN BOOK #1835, PAGE #121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT #10 FRONTS 100 FEET ON THE WESTERLY SIDE OF RIO VISTA DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 400 FEET TO A DEAD LINE,

EXCLUDING, HOWEVER, THE FOLLOWING DESCRIBED PROPERTY CONDEMNED BY THE STATE OF TENNESSEE, AS OF RECORD IN BOOK: #4151, PAGE: #593, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN G.W. HARGER'S SOUTHWESTERLY CORNER, SAID POINT BEING ALONG ON A COMMON BOUNDARY LINE WITH THE NORTHWESTERLY CORNER OF J.W. ANDERSON'S PROPERTY;

THENCE RUNNING NORTH 2 DEGREES 00 MINUTES EAST, 27 FEET, MORE OR LESS ALONG HARGER'S WESTERLY BOUNDARY LINE TO A POINT;

THENCE RUNNING SOUTHEASTERLY 150 FEET, MORE OR LESS, TO A POINT ON HARGER'S SOUTHERLY BOUNDARY LINE;

THENCE RUNNING WESTERLY 148 FEET, MORE OR LESS ALONG HARGER'S SOUTHERLY BOUNDARY LINE BACK TO THE POINT OF BEGINNING, CONTAINING 2,200 SQUARE FEET, MORE OR LESS.

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