BILL GARRETT, Davidson County
Trans:T20110002809 DEEDTRS
Recvd: 01/14/11 08:38 2 pgs
Fees:12.00 Taxes:0.00
20110114-0003843

TENNESSEE/FHA
MAP: #91-10-108

CHARLES YORK
MIDLAND: 52878822
FHA: #4832905109703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 2001, and recorded in REGISTER'S INSTRUMENT: #20010402-0031626 AND MODIFIED IN REGISTER'S INSTRUMENT: #20081219-0121417, in the Register's Office of Davidson County, Tennessee, Charles William York, conveyed to Thomas F. Baker, IV 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: #20100201-0007883, 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 March 2, 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 MIDFIRST BANK, a corporation, at and for the sum of SEVENTY ONE THOUSAND FOUR HUNDRED NINETY 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 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 the County of Davidson, State of Tennessee, to-wit:

TRACT 1: BEING LOT NUMBER 115 OF SECTION 2, URBANDALE AS OF RECORD IN BOOK 1835, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT: #115 FRONTS 50 FEET ON THE EASTERLY SIDE OF HITE STREET AND EXTENDS BACK 125.2 FEET ON THE NORTHERLY LINE AND 125.1 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 50 FEET THEREON.

TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, PREVIOUSLY ACQUIRED ACCORDING TO METROPOLITAN NASHVILLE BILL NUMBER 68-593 AND PART OF PARCELS 82- 84- 56 AND 411 OF MAP 91-10 TO WIT:

EXTENDING THE SOUTHEASTERLY LINE OF LOT 115, SECTION 2 OF URBANDALE SUBDIVISION FROM THE DEAD LINE IN THE REAR AND PRESENTLY OWNED BY CLIFFORD P. TAYLOR, ET UX IN A STRAIGHT LINE TO INTERSECT WITH PROPERTY BELONGING TO J.D. KIRBY, ET UX AND EXTENDING THE NORTHWESTERLY LINE OF CLIFFORD P. TAYLOR, ET UX PROPERTY LINE FROM THE DEAD LINE STRAIGHT BACK TO INTERSECT WITH THE PROPERTY LINE OF LAND BELONGING TO J.D. KIRBY, ET UX.

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

CHARLES WILLIAM YORK, HIS HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20010402-0031625, Register's Office of Davidson County, Tennessee.

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	337.00
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	70,546.00
	$71,495.00

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 March 2, 2010 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On March 2, 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

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 8-22-2012

MY COMMISSION EXPIRES: 8-22-2012

NO TAX

PROPERTY ADDRESS
724 HITE STREET
NASHVILLE, TENNESSEE 37209

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
SUBSCRIBED AND SWORN TO BEFORE ME, March 2, 2010
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-22-2012

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 8-22-2012