BILL GARRETT, Davidson County
Trans:T20110037968 DEEDTRS
Recvd: 06/24/11 12:40 3 pgs
Fees:17.00 Taxes:0.00
20110624-0048605

TENNESSEE/FHA
MAP: #135-353

ROBERT HAFNER
MIDLAND: #51848785
FHA: #4833146965703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 29, 2002, and recorded in REGISTER'S INSTRUMENT #20020904-0106388, in the Register's Office of Davidson County, Tennessee, Robert J. Hafner, Marjorie A. Hafner, 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 #20110421-0030662 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 May 17, 2011, 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 SEVENTY THOUSAND SIX HUNDRED SEVENTY 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 Nashville, County of Davidson, State of Tennessee, to-wit:

"PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO:"

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

ROBERT J. HAFNER AND WIFE, MARJORIE A. HAFNER, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT #20020904-0106387, 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, 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	440.50
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	69,622.50
	$70,675.00

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, Substitute Trustee, on May 17, 2011 has hereunto set her hand and seal.

Elizabeth A. Cash, Substitute Trustee

ELIZABETH A. CASH, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 17, 2011, 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.

Brenda L. Doyle

NOTARY PUBLIC

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 8-22-2012

My Commission Expires:

NO TAX

PROPERTY ADDRESS
2247 SMITH SPRINGS ROAD
NASHVILLE, TENNESSEE 37217

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, May 17, 2011
NOTARY PUBLIC Brenda L. Doyle
MY COMMISSION EXPIRES 8-22-2012

BRENDA L. DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 8-22-2012

LEGAL DESCRIPTION

2247 SMITH SPRINGS ROAD,NASHVILLE, TENNESSEE 37217

BEING LOT #1 OF THE P.M. CORBET PROPERTY, NOT OF RECORD, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF SMITH SPRINGS ROAD, SAID MONUMENT BEING THE COMMON FRONT CORNER OF LOTS 1 AND 2;

THENCE WITH A LINE BETWEEN SAID TWO LOTS, SOUTH 00 DEGREES 25' EAST 391.19 FEET TO AN IRON PIN BEING THE COMMON REAR CORNER OF LOTS 1 AND 2;

THENCE NORTH 87 DEGREES 15' WEST 69.97 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 25' WEST 391.74 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF SMITH SPRINGS ROAD, SOUTHERLY 86 DEGREES 48' EAST 70.00 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCEPTING THEREFROM THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY GUNGOR ERYASA, OF RECORD IN BOOK 8353, PAGE 305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD ON THE COMMON LINE OF ERYASA AND GEORGE W. JEWELL, SAID POINT BEING 19 FEET SOUTH OF CENTERLINE SURVEY STATION 41+54 AND PROCEEDING AS FOLLOWS:

1. SOUTHWARDLY WITH THE COMMON LINE OF ERYASA AND JEWELL A DISTANCE OF 6 FEET TO THE NEW RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD; THENCE;

2. WESTWARDLY WITH A LINE 25 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE AND A 3293.32 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 78 FEET TO A POINT ON THE COMMON LINE OF ERYASA AND DONALD W. STEPHENSON; THENCE:

3. NORTHWARDLY WITH THE LINE BETWEEN ERYASA AND STEPHENSON A DISTANCE OF 6 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD THAT IS 19 FEET SOUTH OF CENTERLINE SURVEY STATION 40+74; THENCE;

4. EASTWARDLY WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SMITH SPRINGS ROAD A DISTANCE OF 78 FEET TO THE POINT OF BEGINNING, AND CONTAINING 470 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.