BILL GARRETT, Davidson County
Trans:T20120052011 DEEDTRS
Recvd: 07/16/12 09:17 2 pgs
Fees:12.00 Taxes:0.00
20120716-0062057

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, Tennessee 38103-1991
901-526-8296

Tennessee/FHA
Map # 145-09006500

Seth Geeslin
MIDLAND: 54810192
FHA: #4833947852703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 8, 2008, and recorded in REGISTER'S INSTRUMENT NO. 20080811-0082324, in the Register's Office of Davidson County, Tennessee, Seth T. Geeslin, A Married Man joined herein by Bridgett A. Grecco-Geeslin, conveyed to Kelley Hinsley 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 INSTRUMENT NO 20120403-0027903 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 April 24, 2012 at which time said sale was postponed and held on May 29, 2012, 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 THREE HUNDRED NINETY ONE THOUSAND THIRTY AND NO/100'S DOLLARS , 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 Nashville, County of Davidson, State of Tennessee, to-wit:

A SMALL TRACT OF LAND IN THE 16TH, FORMERLY THE 7TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ABOUT 8 MILES SOUTHWEST OF NASHVILLE, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY JOHN R. HOLLINGSHEAD, ENGINEER, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH MARGIN OF OTTER CREEK ROAD, AT AN IRON PIN ABOUT .55 MILES WEST OF GRANNY WHITE PIKE, SAID POINT BEING OPPOSITE THE CENTER LINE OF SAID ROAD, AT A POINT 1311.9 FEET, MORE OR LESS, WEST OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO CARL D. STOREY AND WIFE, JULIA L. STOREY BY DEED OF RECORD IN BOOK 1286, PAGE 403, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE MARGIN OF SAID ROAD, WESTERLY, ALONG A CURVE, 149.2 FEET, MORE OR LESS, TO AN IRON PIN; THENCE LEAVING SAID ROAD, SOUTH 4 DEGREES 15' EAST 265.18 FEET TO A SPIKE; THENCE NORTH 88 DEGREES 05' EAST 158.81 FEET TO AN IRON PIN; THENCE NORTH 6 DEGREES 39' WEST 300.67 FEET TO THE BEGINNING, CONTAINING 1 ACRES, 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.

Seth T. Geeslin and wife, Bridgett A. Grecco-Geeslin, their HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in Instrument Number 20080811-0082323, 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.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein.

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	350.50
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	390,067.50
	$391,030.00

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 May 29, 2012 has hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On May 29, 2012, 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

My Commission Expires:

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires April 20, 2014

NO TAX

PROPERTY ADDRESS
1411 Otter Creek Road
Nashville, TN 37215

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, OK 73108-1837

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, May 29, 2012
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-20-2014

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires April 20, 2014