BILL GARRETT, Davidson County
Trans:T20140005299 DEEDTRS
Recvd: 01/23/14 12:27 2 pgs
Fees:12.00 Taxes:0.00
20140123-0006459

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: #063-01-0-012.00

RUTH BONNABEL
NATIONSTAR 0604172676
FHA: #483-3482364729

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 30, 2004, and recorded in INSTRUMENT NO. 20040805-0094479, in the Register's Office of Davidson County, Tennessee, Ruth P. Bonnabel, an unmarried woman, conveyed to Arnold M. Weiss, Attorney 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, 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 17, 2013, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Bridgestone Center of the Courthouse, 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 NATIONSTAR MORTGAGE LLC, a corporation, at and for the sum of ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED FORTY FIVE AND NO/100'S DOLLARS, that being the highest and best bid offered; and,

WHEREAS, the said NATIONSTAR MORTGAGE LLC 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 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 NATIONSTAR MORTGAGE LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Arnold M. Weiss, as 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:

BEING A PART OF THE NORTH PART OF LOT NO. 1 OF NAWAKWA HILLS ANNEX OF RECORD IN BOOK 843, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED PARTIALLY ACCORDING TO A COPY OF A SURVEY MADE BY H. GEE, DATED SEPTEMBER 13, 1951, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A COPY OF A LATER SURVEY MADE BY H. GEE, DATED 1963, AS FOLLOWS: BEGINNING AT A CONCRETE MARGIN IN THE SOUTH MARGIN OF NAWAKWA TRAIL AS NOW LOCATED AND SAID MONUMENT BEING LOCATED AT THE BEGINNING OF A CURVE AT THE INTERSECTION OF NAWAKWA TRAIL NORTH 66 DEGREES 13' EAST 105.13 FEET TO A POINT IN THE SOUTH MARGIN OF NAWAKWA TRAIL; THENCE SOUTH 23° 47' EAST 198.73 FEET TO A POINT; THENCE SOUTH 66° 13' WEST 145.99 FEET TO A CONCRETE MONUMENT IN THE EAST MARGIN OF NEELEY'S BEND ROAD; THENCE NORTH 17° 20' WEST ALONG THE EAST MARGIN OF NEELEY'S BEND ROAD, 182.1 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 20 FEET; THENCE AROUND THE SAID CURVE AT THE INTERSECTION OF NAWAKWA TRAIL AND NEELEY'S BEND ROAD TO A CONCRETE MONUMENT, BEING THE POINT OF BEGINNING.

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

Ruth P. Bonnabel, her HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in INSTRUMENT NO. 20040805-0094478, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

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, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but not further or otherwise.

The said Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF TRUSTEE	12.00
PUBLICATION EXPENSE	322.00
ATTORNEY'S FEES AND TRUSTEES FEES	600.00
CREDIT ON NOTE	112,511.00
	$113,445.00

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, Trustee, on September 17, 2013 has hereunto set his hand and seal.

ARNOLD M. WEISS, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On September 17, 2013, 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 Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016

My Commission Expires:

NO TAX

PROPERTY ADDRESS
1405 Neelys Bend Road
Madison, TN 37115-0000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Department of HUD
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, September 17, 2013
NOTARY PUBLIC
MY COMMISSION EXPIRES

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016