This instrument prepared by:
Richard E. Rudesill, Atty.
Brentwood, Tenn. 37027

Tax bills to:
Department of Housing and Urban
Developement, Washington, D. C. 20412

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SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT, made and entered on this the 9th day of August, 1974, by and between Floyd Greer, Substitute Trustee, and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT of Washington, D. C., his successors and assigns.

W I T N E S S E T H

WHEREAS, on the 19th day of September 1973, James L. Watson and wife, Patricia A. Watson, executed to Herschel Greer, Trustee, for Guaranty Mortgage Company of Nashville, a deed of trust on real estate hereinafter described and registered in Book 4749, page 74, Register's Office of Davidson County, Tennessee, to the record of which reference is hereby made for a full recital of the terms, powers and provisions therein contained, said deed of trust being to secure a certain indebtedness: and

WHEREAS, Floyd Greer, was duly appointed Substitute Trustee, with all the powers granted to the Trustee in the original deed of trust; and

WHEREAS, default having been made in the payment of said indebtedness, Guaranty Mortgage Company of Nashville, the owner and holder of the note, having demanded the foreclosure of said deed of trust for the purpose of paying said note, interest and costs therein provided, Floyd Greer as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised said real estate as required by the terms of said deed of trust, in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for cash in bar of the equities of redemption, dower and homestead, and for the purpose of the payment of said note, interest and costs pursuant to said advertisement, on August 9, 1974, at 11: A. M. at the Front door of the Courthouse in Nashville, Davidson County, Tennessee; the said Floyd Greer, , Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust, when the SECRETARY

OF HOUSING AND URBAN DEVELOPMENT, being the highest and best bidder, became the purchaser at the price of ($18,700.00) Eighteen Thousand Seven hundred dollars - - - - and, said sum of said bid having been paid, the receipt of which is hereby acknowledged,

NOW, THEREFORE, for and in consideration of the premises, Floyd Greer, Substitute Trustee has this day bargained and sold and does hereby transfer and convey unto the said Secretary of Housing and Urban Development of Washington, D. C., his successors and assigns, the following described real estate in Davidson County, Tennessee, to wit,

A tract of land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 174 on the Plan of Trinity Hills Village, First Addition, as of record in Book 4460, page 45, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description. (Now: 13th District Annexed)

Being the same property conveyed to James L. Watson and wife, Patricia A. Watson, by deed from Jones Homes, Inc., of record in Book 4749, page 72, Register's Office for said County.

TO HAVE AND HOLD the same unto the said Secretary of Housing and Urban Development, his successors and assigns, forever,

Floyd Greer, covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through, or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

Floyd Greer, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Rachael H. McMeen, a Notary Public in and for said County and State, the within named Floyd Greer, , Substitute Trustee, the bargainor, with whom I am

personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 30th day of October 1974

Rachael H. McMeen

Notary Public
Rachael H. McMeen

My commission expires
January 29, 1978

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IDENTIF. REFERENCE

Nov 6 2 04 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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