Prepared by:
Richard E. Hudesill, Attorney
Brentwood, Tennessee 37027

Tax bills to:
Department of Housing and Urban Development
110-9th Avenue South
Nashville, Tennessee 37203

FHA Case No. 483-043323-235

BOOK 4918 PAGE 774 , Map 59-16 227

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT, made and entered into this the 13th day of May , 1975, by and between William E. Bass , 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 7th day of January 1974, Viola Johnson and daughter, Deborah Johnson , executed to Herschel Creer, Trustee, for Guaranty Mortgage Company of Nashville, a deed of trust on real estate hereinafter described and registered in Book 4779, Page 654 , Register's Office for 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, William E. Bass, 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, William E. Bass, 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 May 13, 1975, at 11:00 A. M. at the Front door of the Courthouse in Nashville, Davidson County, Tennessee; the said William E. Bass, , 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 ($19,550.00) Nineteen Thousand Five Hundred and fifty - - - 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, William E. Bass, 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,

LAND in the 13th Civil District Annexed (Formerly the 12th Civil District) of Davidson County, Tennessee, being Lot No. 224 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 1160, pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plat reference is her made for a more particular description.

Being the same property conveyed to Viola Johnson and daughter, Deborah Johnson, both unmarried, by deed from Jones Homes, Inc., of record in Book 4779, page 652 , 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,

William E. Bass, 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.

William E. Bass

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Chris Hardman,

a Notary Public in and for said County and State, the within named William E. Bass, , 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 27th day of May 1975

Notary Public
Chris Hardman

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires 2-16-77

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IDENTIF. REFERENCE

JUN 4 3 20 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-45 MISC

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