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THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

MAP 60-1
PAR. 168

New Owner - Send Tax Bills:

Secretary of Housing and Urban
Development

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 17th day of July, 1975, by and between Wilkins & Adams, Attorneys, a partnership, FIRST PARTY, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT and his successors in office as such, of Washington, District of Columbia, SECOND PARTY.

W I T N E S S E T H:

WHEREAS, by Deed of Trust, dated April 4, 1972, of record in Book 4539, page 754, in the Register's Office for Davidson County, Tennessee, James H. Askins and wife, Millie A. Askins, conveyed unto P. E. Davis, TRUSTEE, the hereinafter described property to secure the payment of a promissory note in the original amount of $15,350.00; and

WHEREAS, P. E. Davis, TRUSTEE, was unable to act as Trustee under said Deed of Trust and the FIRST PARTY was appointed Substitute Trustee by the owner and holder of said note by an instrument of record in Book 4923, page 40, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payments of the said promissory note and the holder thereof directed the FIRST PARTY to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said promissory note and the Deed of Trust; and

WHEREAS, FIRST PARTY did advertise said property for sale in accordance with the terms and provisions of said Deed of Trust, notices of the time and place of said sale being published in The Nashville Record on June 24, July 1, and July 8, 1975; and

WHEREAS, pursuant to said notices, FIRST PARTY did offer said property for sale at the south door of the Courthouse in Davidson County, in Nashville, Tennessee on the 17th day of July, 1975, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $15,897.02, and thereafter assigned in writing its bid to SECOND PARTY, and the sum of said bid having been paid, the receipt therefore is hereby acknowledged.

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NOW THEREFORE, in consideration of the premises, FIRST PARTY has this day bargained and sold and does hereby transfer and convey unto SECOND PARTY, his successors and assigns the following property in Davidson County, Tennessee, and more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Golden Valley, Section I, as of record in Book 4175, page 142, Register's Office for said County.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said SECOND PARTY, his successors and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

And it, Wilkins & Adams, Attorneys, SUBSTITUTE TRUSTEE, do further covenant and bind itself, its successors and representatives, to warrant and defend the title to said land only as to such title coming through or by it to the said SECOND PARTY, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the FIRST PARTY has hereunto set his hand this the day and date first above written.

D0086 99

IDENTIFICATION

JUL 29 9 23 AM '75

FEE $ DAVIDSON COUNTY

WILKINS & ADAMS, Attorneys, a partnership

BY: _____
W. E. Weems, II, PARTNER

D0074 00

IDENTIFICATION

JUL 30 3 46 PM '75

FEE $ DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named W. E. Weems, II, partner of Wilkins & Adams, Attorneys, Substitute Trustee, 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 17th day of July, 1975.

_____
Notary Public

My Commission Expires: 1-30-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $15,897.02.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of July, 1975.

_____
Notary Public

My Commission Expires: 1-30-78