SUBSTITUTE TRUSTEE'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Parcel Nos.
Secretary of Housing & Urban Development Washington, D. C.	SAME	60-13 158

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust dated October 24, 1973 to Herschel Greer, Trustee, executed by Stanton R. Easley and wife, Beatrice Easley,as same appears of record in Book 4760, Page 358 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Herschel Greer as Trustee under said Deed of Trust and has nominated and appointed George E. Mudter, Jr. as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 5014, Page 88, Register's Office for Davidson County, Tennessee and the said George E. Mudter, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties, and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above-referenced instruments has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, the first insertion appearing on April 13, 1976, and subsequent insertions appearing on April 20, 1976, and April 27,1976, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on May 12, 1976,being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instruments, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Federal National Mortgage Association, at and for the sum of Twenty-two Thousand, Three Hundred Seventy-six and 91/100 ($22,376.91) Dollars, which was the highest and best bid in connection therewith; 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 sale, the balance being applied upon said indebtedness for which said property was sold; and

WHEREAS, the holder of said indebtedness has instructed the undersigned as Substitute Trustee to convey said property to the Secretary of Housing and Urban Development, Washington, D. C., her successors and assigns;

NOW, THEREFORE, in consideration of the premises and the payment of One Dollar ($1.00) cash in hand paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development, her successors and assigns, in fee simple forever, the property above-mentioned and now further described:

THIS INSTRUMENT PREPARED BY:
GEORGE E. MUDTER, JR., ATTY.
GUARANTY MORTAGE CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN.

Land in the 13th Civil District Annexed (Formerly 12th Civil District), Davidson County, Tennessee, being Lot No. 145 on the plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description of said lot.

Being the same property conveyed to Stanton R. Easley and wife, Beatrice Easley, by deed from Jones Homes, Inc., as of record in Book 4760, Page 356, Register's Office for said County.

Said sale is subject to all unpaid taxes, subdivision restrictions and building lines, easements for public utilities, and any other easements of record.

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TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Secretary of Housing and Urban Development, her successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Substitute Trustee, has executed this instrument on the 8th day of June, 1976.

George E. Mudter, Jr.

George E. Mudter, Jr., Substitute Trustee

D52681

IDENTIF. REFERENCE

JUN 8 2 09 PM '76

FEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of June, 1976, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared George E. Mudter, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

Helen D. Scott

NOTARY PUBLIC

HELEN D. SCOTT * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

My Commission Expires:

May 30, 1979

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $22,376.91 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

George E. Mudter, Jr.

Affiant

Subscribed and sworn to before me this 8th day of June, 1976.

Helen D. Scott

NOTARY PUBLIC

HELEN D. SCOTT * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

My Commission Expires:

May 30, 1979