This instrument prepared by:
George E. Mudter, Jr., Attorney
10th Floor, First American Center
Nashville, Tennessee 37238

File

BOOK 5106 PAGE 816

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	60-1 176

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 June 25, 1971 to Herschel Greer, Trustee, executed by Doris E. Bogle and wife, Thelma J. Bogle, as same appears of record in Book 4515, Page 939, in the Register's Office for 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 5082, Page 401, 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 real estate was advertised for sale in The Nashville Banner, a newspaper published in Nashville, Davidson County, Tennessee, the first insertion appearing on November 2, 1976, and subsequent insertions appearing on November 9, 1976, and November 16, 1976, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on November 24, 1976, at 12:00 O'clock Noon, 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 Fifteen Thousand Five Hundred Forty-Five and 34/100 ($15,545.34) 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:

Being in the County of Davidson, and State of Tennessee to wit:

Being Lot No. 167 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for said County.

Being the same property conveyed to Doris E. Bogle and wife, Thelma J. Bogle, by deed from Custom Builder's Steel, Inc., as of record in

Book 4515, Page 937, Register's Office for said County.

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 cliams 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 18 day of January, 1977.

George E. Mudter, Jr., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MISC 8* 4.00 * 4.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., the within named 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 18th day of January, 1977.

Notary Public

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires: May 30, 1979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $15,545.34. Subscribed and sworn to before me, this the 18 day of January, 1977.

AFFIANT

My commission expires: May 30, 1979

NOTARY

HELEN D. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D 8567 2

IDENTIFICATION REFERENCE

JAN 18 2 37 PM '77

FEE REGISTER DAVIDSON COUNTY, TENN.