This instrument prepared by:

George E. Mudter, Jr., Atty.
10th Flr., First American Center
Nashville, Tennessee 37238

Send Tax Bills to New Owner:

Secretary of Housing and
Urban Development
Washington, D. C.

Field Book No. 13DA-22080

Map 59-16 Parcel 214

BOOK 5123 PAGE 676

SUBSTITUTE TRUSTEE'S DEED

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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 13, 1973, to Herschel Greer, Trustee, executed by Robert A. Johnson and wife, Annie L. Johnson as same appears of record in Book 4755, page 822, 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 5112, page 647, 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 Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on February 8, 1977, and subsequent insertions appearing on February 15, 1977, and February 22, 1977, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 2, 1977, at 12:10 o'clock P. M. being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, 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 SEVEN AND 51/100 ($22,307.51) 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 Substitute 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:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 179 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Page 45, Register's Office of Davidson County, Tennessee, to which reference is here made for a more particular description of said lot.

Being the same property conveyed to Robert A. Johnson, and wife Annie L. Johnson by deed from Jones Homes, Inc., of record in Book 4755, Page 820, 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 claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Substitute Trustee, has executed this instrument on the 10th day of March, 1977.

George E. Mudter, Jr.
George E. Mudter, Jr.
Substitute Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

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 10th day of March, 1977.

Helen D. Scott
Notary Public

My commission expires: May 30, 1979

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $22,307.51.

George E. Mudter, Jr.
Affiant

Subscribed and sworn to before me,
this 10th day of March, 1977.

Helen D. Scott
Notary Public

My commission expires: May 30, 1979

IDENTIF. REFERENCE T

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FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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