NEW OWNER	SEND TAX STATEMENT	MAP - PARCEL NO.
Secretary of Housing and Urban Development Washington, D.C.	SAME	Map 118-5-A Par 40 Unit # 144

BOOK 5158 PAGE 385

This Instrument was prepared by

Caesar E. Urrutia, Attorney 931 Stahlman Bldg. Nashville, Tn. 37201

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on or as of the 6th day of June, 1977, by and between Caesar E. Urrutia, Substitute Trustee, hereinafter called "First Party," and Secretary of Housing and Urban Development, Washington, D.C., His successors or assigns, a U.S. Corporation, hereinafter called "Second Party."

W I T N E S S E T H :

WHEREAS, by deed of trust dated May 25, 1973, of record in Book 4711, Page 727, Register's Office for Davidson County, Tennessee, Judy K. Ellis conveyed to Union Planters National Bank, of Memphis, Tr. the hereinafter described real property to secure the payment of the indebtedness therein described, evidenced by a promissory note dated May 25, 1973, in the original principal amount of Eighteen Thousand Five Hundred ($18,500.00) amd No/100 Dollars; and

WHEREAS, Caesar E. Urrutia, was appointed as Substitute Trustee, in the place and stead of Union Planters National Bank of Memphis, Tennessee, Trustee, said appointment being set forth in Book 5139, Page 198, Register's Office for Davidson County, Tennessee: and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the First Party to sell said property as provided by said deed of trust, First Party did on May 20, 1977, by giving twenty days' notice by weekly publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertise said property to be sold on that date, and pursuant to said advertisement and notice, on said date, during legal hours and at the time set forth in said advertisement, First Party offered said property for sale, together with all improvements thereon, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, free from the equity of redemption, homestead and dower and all other exemptions, as provided in said deed of trust, and, after receiving only one bid, sold said property to Second Party at the price of Eleven Thousand

Two Hundred Seventy Five ($11,275.00) and No/100 Dollars, the First Party has this day bargained and sold, and does hereby sell, transfer and convey unto Second Party, its successors and assigns, the following described real estate in Nashville, Davidson County, Tennessee, and more particularly described as follows:

BEING a certain building site or lot, designated as No. 12-B, and further indetified as Parcel No. 40, on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, Page 186, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to Judy K. Ellis, an unmarried person, by deed from St. Martin, Inc., of record in Book 4711, Page 725, Register's Office for Davidson County, Tennessee. The said Judy K. Ellis Butner and husband subsequently conveyed their interest to Betty Ann Lawrence, by deed of record in Book 4950, Page 73, said Register's Office.

THIS CONVEYANCE of said property is made expressly subject to the following:

1. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, restrictions,burdens, and other undertakings, including the rights and interest of other oweners within St. Martin Square, and including requirements that all owners of lots within St. Martin Square be members of the St. Martin Square Association, subject to assessment for the payment of costs incident to the maintenance of Common Areas, exterior maintenance of the buildings belonging to the members, and administrative expenses of the Association, and providing for a lien to secure the payment thereof, which is secondary to any first mortgage, all as contained in an instrument executed by St. Martin,Inc., dated May 27, 1972, and recorded in Book 4711, Page 682, and as amended in Book 4710, Page 244, Register's Office for Davidson County, Tennessee, which said instruments are included in this deed by reference and made a part hereof the same as though copied fully herein.

2. Easements, access limitations, conditions of the owner's certificate and dedication of Common Areas as shown on the Revised Plan of St. Martin Square, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot line, or upon any road, walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Revised Plan of St. Martin Square, is vested in St. Martin Association for the common enjoyment of all residents in St. Martin Square.

4. Taxes for the current year which have been pro-rated and assumed by the Grantees herein.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the Second Party, its successors and assigns, in fee simple forever, subject, however, to any unpaid taxes.

And First Party, as Substitute Trustee, does hereby transfer, assign and set over unto the Second Party all of the

Covenants and warranties, contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is entitled to do as Substitute Trustee, but no further or otherwise.

WITNESS the signature of the First Party as Substitute Trustee, on or as of the 6th day of June 1977.

Caesar E. Urrutia
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, Caesar E. Urrutia, 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 13th day of June, 1977.

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Jo Ann Smith
Notary Public

My Commission Expires: March 21, 1979

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IDENTIF. REFERENCE

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DAVIDSON COUNTY, TENN.

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