Prepared by:
Joe N. Hopper, Attorney
P.O. Box 84,
Brentwood, Tennessee 37027

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SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 21st day of February, 1980, by and between Joe N. Hopper, Substitute Trustee, and the Secretary of Housing and Urban Development, of Washington, D. C., his successors and assigns, hereinafter called Grantee.

WITNESSETH:

WHEREAS, on the 5th day of January, 1978, MARGARET A. JOHNSON executed to J. J. Foley, Jr., Trustee for Diversified Mortgage Company, a deed of trust on real estate hereinafter described and registered in Book 57, page 118, Register's Office of Davidson County, Tennessee, to the record of which reference is made for a full recital of the terms, powers, and provisions therein contained, said deed of trust being to secure a certain indebtedness; and

WHEREAS, Joe N. Hopper was duly appointed Substitute Trustee with all the powers granted to the Trustee in the original deed of trust; and

WHEREAS, default having been made in the payment of said indebtedness, THARPE & BROOKS, INC., the owner and holder of the note, having demanded the foreclosure of said deed of trust for the purpose of paying said note, interest, and costs therein provided, Joe N. Hopper, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as Substitute Trustee, advertised said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for cash and in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest, and costs pursuant to said advertisement on February 21, 1980, at 12:00 Noon, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, the said Joe N. Hopper, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower, and homestead, as provided in said deed of trust, when the Secretary of Housing and Urban Development, being the

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highest and best bidder, became the purchaser at the price of Nineteen Thousand Five Hundred Seventy Seven and 81/100 ($19,577.81) Dollars, and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NOW, THEREFORE, for and in consideration of the premises, Joe N. Hopper, Substitute Trustee, has this day bargained and sold and does hereby transfer and convey unto the Secretary of Housing and Urban Development, its successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 20, on the Plan the Highland Garden Plan of record in Book 57, page 118, said Register's Office, to which plan reference is here made for a complete legal description.
>
> BEING the same property conveyed to Margaret A. Johnson by deed from John P. Ayers, Jr., Marion A. Blackford, Doris A. McMinnis, Kathalyn A. Chance and Marie A. King, heirs-in-law of Aileen Stanley Ayers, deceased, of even date herewith and being filed for record simultaneously.

TO HAVE AND TO HOLD the same unto the Secretary of Housing and Urban Development, its successors and assigns forever, Joe N. Hopper covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free, and unencumbered as of its date; that he will forever warrant the same against the lawful claims of any and all persons holding by, through, or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise, and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments, and tax liens.

Joe N. Hopper, Substitute Trustee

MAY 16 10 54 AM '80
FELIX E. ALLISTER
DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE
F 8 9 7 3 3
RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DAVID W. RADER, a Notary Public in and for said county and state, the within named Joe N. Hopper, Substitute Trustee, the 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 Brentwood, Tennessee, this 21st day of February, 1980.

Notary Public

My Commission expires: 9-21-83