This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

Send Tax Bills to New Owner (s):
Secretary of Housing and Urban
Development
Washington, D. C.

Map 118-101 Group _____ Parcel 182

BOOK 5656 PAGE 446

SUBSTITUTE TRUSTEE'S DEED

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 November 30, 1979 to Mickey Carroll, Trustee, executed by Joe S. Jones and wife, Mary J. Jones as appears of record in Book 5539, page 440, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Mickey Carroll 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 5634, Page 851, 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 instrument 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 instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee the first insertion appearing on August 14, 1980, and subsequent insertions appearing on August 21, 1980, and August 28, 1980, giving the time, terms,place of sale and description of the real estate; and

WHEREAS, on September 5, 1980, 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 advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, 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 WESTERN PACIFIC FINANCIAL CORPORATION at and for the sum of THIRTY-SIX THOUSAND EIGHT HUNDRED TWENTY-FOUR AND 00/100 ($36,824.00)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 the property was sold; and

WHEREAS, the holder of said indebtedness has assigned its interest in said property to the Secretary of Housing and Urban Development and has instructed the undersigned as Substitute Trustee to convey said property to the Secretary of Housing and Urban Development, Washington, D. C., his 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, Geroge E. Mudter, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development, his successors and assigns, in fee simple forever, the property abovementioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

Being part of an unnumbered tract shown on the Plan of Montrose Place of record in Book 57, Page 93,

Beginning at a point in the southerly margin of Caruthers Avenue, the N. E. corner of Lot No. 12 of said Montrose Place, thence with the easterly line of said lot No. 12, southerly 178.2 ft. more or less, to the northerly margin of an alley; thency with the margin of the same, easterly 70 ft. to a point; thence northerly 178.2 ft. more or less to the southerly margin of Caruthers Avenue; thence with the margin of the same, westerly 70 ft. to the point of beginning, according to a survey by John Kohl dated November 5, 1979.

Being the same property conveyed to Joe S. Jones and wife, Mary J. Jones by deed from Central Builders, Inc., as recorded in Book 5539, Page 437, said Register's Office.

This is improved property known as 1005 Caruthers Place, Nashville, Tennessee.

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, his 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 no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Substitute Trustee, has executed this instrument on the 26 day of September, 1980.

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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September 1980.

NOTARY PUBLIC

My commission expires: 4-17-83

STATE OF TENNESSEE:
County of DAVIDSON:

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $36,824.00.

Affiant

Sworn to and subscribed before me, this 26th day of September, 1980.

NOTARY PUBLIC

My Commission expires: 4-17-83

IDENTIFICATION REFERENCE
SEP 26 11 01 AM '80

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