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

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

Map 119-5 Group Parcel 283

SUCCESSOR TRUSTEE'S DEED

BOOK 5795 PAGE 814

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 May 16, 1978 to Ralph E. Kelly and Thomas F. Baker, IV, Trustees, executed by DeWayne A. Brown and wife, Debra C. Brown, as same appears of record in Book 5286, page 802, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ralph E. Kelly and Thomas F. Baker, IV as Trustees under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 5612, page 294, Register's Office for Davidson County, Tennessee, and the said George E. Mudter, Jr., Successor 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 Trustees; 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 June 18, 1981, and subsequent insertions appearing on June 25, 1981, and July 2, 1981, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 9, 1981, 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 FIRST TENNESSEE BANK N. A. MEMPHIS, at and for the sum of TWENTY FOUR THOUSAND THREE HUNDRED AND NO/100 ($24,300.00) 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 Successor 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 Successor 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, George E. Mudter, Jr., as Successor Trustee, does hereby grant, bargin, 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:

09/17 6.00- CHECK

8538

Being the easterly 26 feet of Lot No. 63 and all of Lot No. 64 on the Map of the Resubdivision of Block 23 and 24 and parts of Block Nos. 26 and 27, Cumberland Nurseries, as of record in Book 161, page 139, Register's Office for said County,

Said part of Lot No. 63 and all of Lot No. 64 front together 81 feet on the southerly side of Lutie Street and run back between parallel lines 179 feet to an alley.

Being the same property conveyed to DeWayne A. Brown and wife, Debra C. Brown, by deed from W. P. Fults and wife, Eliza Jane Fults, of record in Book 5286, page 800, Register's Office for said County.

This is improved property known as 221 Lutie Street, 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., Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Successor Trustee, has executed this instrument on the 15th day of July, 1981.

G6033

IDENTIF. REFERENCE

SEP 17 10 54 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

GEORGE E. MUDTER, JR.,
SUCCESSOR 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 15th day of July, 1981.

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 $24,300.00.

Affiant

Sworn to and subscribed before me, this 16th day of July, 1981.

Notary Public

My Commission Expires: 4-17-83