This instrument prepared by:

Warren H. Wild, Jr.
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 5810 PAGE 276

Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel No.:

Secretary of Housing and Urban Development
Washington, D.C. 20410

Same

148-8-103
2DU-23335

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 13th day of October, 1981, by and between WARREN H. WILD, JR., Substitute Trustee, hereinafter called "Substitute Trustee" and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns.

WHEREAS, by Deed of Trust dated the 26th day of October, 1979, of record in Book 5521, page 803, Register's Office for Davidson County, Tennessee, Patricia Johnson, unmarried conveyed to James I. Vance Berry, Trustee, the hereinafter described real estate, to secure payment to Third National Mortgage Company of a Note dated October 26, 1979, in the original principal amount of Forty-Five Thousand One Hundred Fifty and no/100 Dollars ($45,150.00); and

WHEREAS, James I. Vance Berry was unable to serve as such Trustee and the lawful holder of the Note, Third National Mortgage Company appointed Warren H. Wild, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5793, page 967, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and notice was given of such default to Patricia Johnson, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 11:15 a.m. on October 13, 1981, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement

appearing in said paper on September 17, September 24, and October 1, 1981, and sent a copy of such notice to Patricia Johnson and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to The Secretary of Housing and Urban Development, at the price of Forty-Seven Thousand Six Hundred and no/100 Dollars ($47,600.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Warren H. Wild, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Forty-Seven Thousand Six Hundred and no/100 Dollars ($47,600.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Secretary of Housing and Urban Development, his heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 116, on the Plan of Oakwood Terrace, Section II, as of record in Book 4460, pages 118 and 119, Register's Office for Davidson County, Tennessee. Said Lot No. 116 fronts 77.0 feet on the south side of Xavier Drive and extends back 141.97 feet on the east line and 134.77 feet on the west line to a dead line measuring 38.64 feet thereon.
>
> Being the same property conveyed to Patricia Johnson by deed from James O. White and wife, Lynn A. White of record in Book 5521, page 801, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto The Secretary of Housing and Urban Development, his heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Warren H. Wild, Jr., as Substitute Trustee, does hereby transfer, assign and set over to The Secretary of Housing and Urban Development all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) The lien for any and all unpaid state and county taxes for the year 1981.

(2) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(3) Such easements and restrictions as may be applicable.

(4) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(5) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

G65345

IDENTIFICATION REFERENCE

OCT 22 2 08 PM '81

FEE $ ... REGISTER DAVIDSON COUNTY, TENN.

MAIL ENV.

WARREN H. WILD, JR., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, BECKY E WAGGONER, a Notary Public of the State and County aforesaid, personally appeared WARREN H. WILD, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of OCTOBER, 19 81.

Becky E Waggoner
Notary Public

My commission expires:
7/21/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Forty-Seven Thousand Six Hundred and no/100 Dollars ($47,600.00).

Peter Murphy
Affiant

Subscribed and sworn to before me this the 16 day of October, 19 81.

Pat Kimbro
Notary Public

My commission expires:
4-22-84

WHW/10-14-81