This Instrument Prepared By:
George E. Mudter, Jr., Attorney
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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

Map 162-13 Group _____ Parcel 78

Field Book No. 5DU63502

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## 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 April 27, 1979, to Mickey Carroll, Trustee, executed by Michael John Freeman and wife, Melody Jeanne Freeman, as same appears of record in Book 5429, page 582, 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 5797, page 777, 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 October 8, 1981, and subsequent insertions appearing on October 15, 1981, and October 22, 1981, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on October 30, 1981, at 12:20 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 Security Pacific Mortgage Corporation at and for the sum of Sixty-one Thousand Three Hundred Thirty-five and 00/100 ($61,335.00) 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, George 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 above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Being Lot No. 72 on the Plan of the Resubdivision of Lots 72, 73 & 74 Cedarwood Estates - Section 2, which is of record in Book 4885, Page 195, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Mack Caldwell and wife, Mary Caldwell by deed from Michael John Freeman and wife, Melody Jeanne Freeman of record in Book 5544, Page 695, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Cedarcreek Drive, Nashville, Tennessee 37211.

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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 him, 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 2nd day of March, 1982.

GEORGE E. MUDTER, JR.,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Mudter, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of March, 1982.

Sharron C. Couch
NOTARY PUBLIC

My commission expires: April 21, 1985

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 $61,335.00.

Affiant

Sworn to and subscribed before me,
this 2nd day of March, 1982.

Sharron C. Couch
Notary Public

My commission expires: April 21, 1985

G8T747

IDENTIF. T REFERENCE

MAR 3 10 06 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN