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 83-13 Parcel 70 Field Book No. 18W-4570

SUBSTITUTE TRUSTEE'S DEED

BOOK 5933 PAGE 258

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 June 7, 1979, to David E. Mead, Trustee, executed by Thomas G. Chowaniec and wife, Bobbie June Chowaniec, as same appears of record in Book 5447, page 56, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed David E. Mead, 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 5894, page 840, as rerecorded in Book 5896, page 828, 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 June 17, 1982, and subsequent insertions appearing on June 24, 1982, and July 1, 1982, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 12, 1982, 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 Genstar Mortgage Corporation, a Delaware Corporation, at and for the sum of Twenty-Six Thousand Seven Hundred Forty-Three and 50/100 ($26,743.50) 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 part of Lot No. 1 on the Map of Spring Park Subdivision, as of record in Book 57, page 134, Register's Office for said County.

Said part of said lot fronts 60 feet on the north side of Fatherland Street and runs back between parallel lines, parallel to and 60 feet west of South 14th Street, 150 feet to a dead line.

Being the same property conveyed to Thomas G. Chowaniec and wife, Bobbie June Chowaniec by deed from James Marshall Rigsby and wife, Fannie Bet Rigsby of record in Book 5447, page 53,

Register's Office for Davidson County, Tennessee. The said Thomas G. Chowaniec has since conveyed his interest in said property to Bobbie June Chowaniec by Quitclaim Deed of record in Book 5632, page 683, Register's Office for Davidson County, Tennessee.

This is improved property known as 1309 Fatherland Street, Nashville, Tennessee 37206.

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 2 day of September, 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 September, 1982.

Jean Patterson
NOTARY PUBLIC

My commission expires: 10-20-85

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 $26,743.50.

Affiant

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

Jean Patterson
Notary Public

My commission expires: 10-20-85

H.O. 7 1:39
IDENTIF. REFERENCE
SEP 3 10 15 AM '82
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH