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

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

Map 83-03 Parcel 28 Field Book No. I5DA-38490

SUCCESSOR TRUSTEE'S DEED

BOOK 6008 PAGE 490

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 December 26, 1978, to Ralph E. Kelly and Thomas F. Baker, IV, Trustees, executed by Lydia E. Morris, unmarried, as same appears of record in Book 5379, page 136, 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 5980, page 219, 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 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 January 20, 1983, and subsequent insertions appearing on January 27, 1983, and February 3, 1983, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 15, 1983, 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 Tennessee Housing Development Agency at and for the sum of Twenty-three Thousand Five Hundred Fifty-two and No/100 ($23,552.00) 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, 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. 8 on the plan of R. T. Creighton's Subdivision of Lots 42 and 43, Brownsville, as of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the southerly side of Creighton Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Lydia E. Morris by deed from Theodore R. Ensley, Jr., unmarried, of record in Book 5379, page 134, Register's Office for Davidson County, Tennessee.

02/17 6.00- CHECK

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This is improved property known as 108 Creighton 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., 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 February, 1983.

GEORGE E. MUDTER, JR.,
SUCCESSOR 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 15th day of February, 1983.

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 $23,552.00.

Affiant

Sworn to and subscribed before me,
this 15th day of February, 1983.

Jean Patterson
Notary Public

My commission expires: 10-20-85

IDENTIFICATION REFERENCE

FEB 17 3 26 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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