SEND TAX BILL TO:
The Secretary of Housing
and Urban Development
of Washington, D.C.

This Instrument was prepared by:
Kathryn A. Hansel
146 Third Avenue North
Nashville, Tennessee 37201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 29, 1978, and of record in Book 5306, Page 284, in the Register's Office of Davidson County, Tennessee, JERRY D. CALLIS and wife, KAREN M. CALLIS, conveyed to J.G. PALMER, Trustee, the hereinafter described real estate to secure to Commerce Union Bank the payment of one note in the original principal amount of $29,500.00, with interest from date at the rate of Nine and One-Half (9 1/2%) per centum per annum on the unpaid balance until paid, which was assigned by the holders thereof to Federal National Mortgage Association by instrument of record in Book 6021, Page 202, Register's Office for Davidson County, Tennessee; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 6021, Page 203, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note and the holder thereof, having directed the Substitute Trustee to sell said property, as provided by said Deed of Trust, Larry D. Craig, Substitute Trustee did by publication in the Nashville Record, advertise said property to be sold on Monday, April 25, 1983, and pursuant to said publication, on this date during legal hours, the Substitute Trustee offered said property for sale at the main door on the south side of the Courthouse in Davidson County, Tennessee, after receiving competitive bids, sold said property to Federal National Mortgage Association at the price of Thirty One Thousand Thirty Six and 89/100 Dollars ($31,036.89), this being the highest, last and best bid; and

WHEREAS, the said Federal National Mortgage Association has assigned its interest in the said property to The Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns; 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 the sale, the balance being applied upon said indebtedness for which property was sold.

NOW THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum Thirty One Thousand Thirty Six and 89/100 Dollars ($31,036.89) cash in hand paid by Federal National Mortgage Association , the receipt of which is hereby acknowledged, the undersigned, Larry D. Craig, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, in fee simple forever, the following described tract or parcel of land, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Maplewood Heights, as of record in Book 4885, Page 27, Register's Office for said County.
>
> SAID Lot No. 8 fronts 70.00 feet on the easterly margin of Edwards Avenue and extends back between parallel lines 300 feet to a dead line in the rear.

TO HAVE AND TO HOLD said tract or parcel of land together with all of the improvements thereon, unto The Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, in fee simple forever, to whom the said Larry D. Craig, Substitute Trustee, warrants title to the aforesaid real property against the lawfull claims of all persons claiming by, through or under him, as Substitute Trustee, but no further or otherwise.

THIS CONVEYANCE is made subject to all matters shown on the plan of record in Book 4885, Page 27, said Register's Office, and any restrictive convenants, easements or setback lines as of record in the Register's Office for Davidson County, Tennessee,

which are applicable to this property; and subject to any and all unpaid taxes that may be a lien against said property.

WITNESS my hand this the 15th day of June, 1983.

LARRY D. CRAIG
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE:

COUNTYD OF DAVIDSON:

PERSONALLY appeared before me, the undersigned authority, a Notary Public in the State and County aforesaid, the within named bargainor, LARRY D. CRAIG, SUBSTITUTE TRUSTEE, 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 the 15th day of June, 1983.

NOTARY PUBLIC

My Commission Expires: 7-17-83

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration for this transfer or value for the property transferred, whichever is greater, is $31,036.89.

AFFIANT

SUBSCRIBED and sworn to before me this 15th day of June, 1983.

NOTARY PUBLIC

My Commission Expires: 7-17-83

H54059

IDENTIF. REFERENCE

JUN 15 9 25 AM '83

FELIX Z. WILKINSON II REGISTER
DAVIDSON COUNTY, TN

PAID