This Instrument Prepared By:
P. Michael Richardson, Attorney
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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

BOOK 6385 PAGE 373

Map 18-07 Parcel 118 Field Book No. G012152

SUCCESSOR 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 30, 1980, to Ralph E. Kelly and Thomas F. Baker, IV, Trustees, executed by Danny W. Forsythe and wife, Carol A. Forsythe, as same appears of record in Book 5597, page 525, 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 Trustee under said Deed of Trust and has nominated and appointed P. Michael Richardson, as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 6083, page 619, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said P. Michael Richardson, 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 June 14, 1984, and subsequent insertions appearing on June 21, 1984, and June 28, 1984, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 6, 1984, at 12:00 o'clock Noon, 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 First Tennessee Bank National Association at and for the sum of Sixty Thousand One Hundred Ninety-eight 97/100 ($60,198.97) 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.

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, P. Michael Richardson, 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Charleston Square Subdivision, Section II, as of record in Book 5200, page 133, Register's Office for said County.

Said Lot No. 68 fronts 90 feet on the northeasterly margin of Charleston Drive and extends back 210 feet on the northwesterly line and 197.40 feet on the southeasterly line to a line in the rear measuring 90.87 feet thereon.

Being the same property conveyed to Frank H. Page, III, and wife, Bridgette T. Page by deed from Danny W. Forsythe and wife, Carol A. Forsythe of record in Book 5702, page 74, Register's Office for Davidson County, Tennessee.

CHECK
09/19 5.00-
1679

This is improved property known as 213 Charleston Drive, Goodlettsville, TN 37012.

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 P. Michael Richardson, 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, P. Michael Richardson, as Successor Trustee, has executed this instrument on the 6th day of July, 1984.

P. Michael Richardson
SUCCESSOR TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared P. Michael Richardson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 6th day of July, 1984.

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 $60,198.97.

Affiant

Sworn to and subscribed before me,
this 10th day of July, 1984.

Notary Public

My commission expires: 10-20-85

IDENTIF. REFERENCE
SEP 19 3 02 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
15078