THIS INSTRUMENT WAS PREPARED BY:
LOCKERT, LOCKERT & LOCKERT, LAWYERS
105 Sycamore Street
Ashland City, Tennessee 37015

TRUSTEE'S DEED

BOOK 6508 PAGE 674

WHEREAS, on January 12, 1982, Robert F. Braswell and wife, Laurie L. Braswell, executed to Donald L. Poleway and D. Gene Merrill, Trustees, on the land herein described, to secure and make certain payment of a certain note therein described, which Deed of Trust is recorded in Book 5842, Page 462, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made; and,

WHEREAS, by instrument recorded in Book 6476, Page 350, said Register's Office, Jimmy P. Lockert, was appointed Successor Trustee; and,

WHEREAS, default occurred in the payment of said note and same remained past due and unpaid, and at the request of the lawful owner and holder of said note, Jimmy P. Lockert, Successor Trustee, advertised said land for sale by three (3) publication notices appearing in the The Nashville Record on February 7, 14, and 21, 1985, and on Friday, March 1, 1985, at 11:00 a.m., at the front door of the Courthouse in Nashville, Tennessee, offered said land for sale to the highest bidder for cash, as provided in said advertisement, and pursuant to the authority vested in said Successor Trustee, the Secretary for Housing and Urban Development became the purchaser for the sum of Thirty-Nine Thousand Six Hundred and No/100----------, that being the highest, last and best bid received.

NOW, THEREFORE, for and in consideration of the sum of Thirty-Nine Thousand Six Hundred and No/100---------- which has been paid in cash, the receipt of which is hereby acknowledged, I, Jimmy P. Lockert, Successor Trustee, by virtue of the power and authority vested in me, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto the said Secretary of Housing and Urban Development, its successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows:

BEING Lot No. 3 on the Map of Westdale Subdivision, of record in Book 547, Page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3, fronts 50 feet on the westerly side of 37th Avenue, North, formerly Pilcher Avenue, and extends back between lines 294 feet on the northerly line and 292 feet on the southerly line, to an alley in the rear, on which it measures 50 feet.

AND BEING the same property conveyed to Robert F. Braswell and wife, Laurie L. Braswell, by deed from James R. Bellar and wife, JoAnn Bellar, of record in Book 5842, Page 459, Register's Office for Davidson County, Tennessee.

7870

TO HAVE AND TO HOLD said property to the said Secretary of Housing and Urban Development, its assigns and representatives, forever.

I covenant, as Trustee, that I have the right to convey said property, and I convey to the said Secretary of Housing and Urban Development, the benefits of the covenant of seizen and general warranty contained in said Deed of Trust, which provided that the purchaser shall get an absolute title to said land, but I do not warrant the title personally, as Trustee, or for any beneficiary for whom I acted in the sale of said land.

WITNESS MY HAND, this the 1st day of March, 1985.

Jimmy P. Lockert
JIMMY P. LOCKERT, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jimmy P. Lockert, Trustee, the bargainor, with whom I am personally acquainted and who, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at office in Ashland City, Tennessee, this the 1st day of March, 1985.

V. Joyce Loyd
NOTARY PUBLIC

My Commission Expires:

May 10, 1986

ADDRESS OF NEW OWNERS:
Secretary of Housing and Urban Development
Washington, D.C.

I.B. 8494

IDENTIF. REFERENCE

MAR 12 | 35 PM 1985

DAVIDSON COUNTY, TN