Send tax bills to:

Director, Mortgage Insurance Accounting
Department of Housing and Urban Development
451 7th Street, S. W.
Washington, D. C. 20412
ATTENTION: Acquired Home Property Branch

Prepared by: D. W. McMackin
McMACKIN, GARFINKLE & McLEMORE
219 Fifth Avenue, North
Nashville, TN 37219

BOOK 6568 PAGE 589

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 10, 1982, and recorded in and re-recorded in Book 5886, page 638, Book 5883, page 624, Register's Office, Davidson County, Tennessee, Stephen R. Josleyn and wife, Phyllis E. Josleyn, and Ruffner Simmons and wife, Elsie G. Simmons, and Gary Nelson, unmarried conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 25, 1985, and recorded in Book 6524, page 508, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 18, 25 and May 2, 1985, stating that on May 10, 1985, at 12:45 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to the Secretary of Housing and Urban Development of Washington, D. C., his successors and assigns, for $ 29,136.69, which amount was the highest, best, and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby

bargain and sell, and by these presents transfer and convey unto the said Secretary of Housing and Urban Development of Washington, D. C., his successors and assigns (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

BOOK 6568 PAGE 590

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Payne, Blakemore and Cummings' Addition to Edgefield, now East Nashville, as of record in Book 57, page 70, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Scott M. Nelson and wife, Pamela Sue Nelson by deed from Gary Nelson, unmarried, Ruffner Simmons and wife, Elsie G. Simmons, Steve Josleyn and wife, Phyllis E. Joselyn, of record in Book 6057, page 509, Register's Office for Davidson County, Tennessee.

This is improved property located at 605 South 12th Street, Nashville, TN.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

WITNESS my hand on this the 10th day of May, 1985.

D. W. McMackin
Substitute Trustee

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
MAY 20 11 45 AM 1985

IDENT. REFERENCE
J.O. 8636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute Trustee, the bargainor, 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, on this the 10th day of May, 1985.

Paula J. Garrison
Notary Public

PAULA J. GARRISON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 29,136.69.

D. W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me, this 10th day of May, 1985.

Paula J. Garrison
Notary Public

PAULA J. GARRISON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-1-87