8450

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

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

Map 119-13 Parcel 184 Field Book No. 6DA 37184

BOOK 6572 PAGE 322

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 January 13, 1981, to Thomas F. Baker, IV and Ralph E. Kelly, Trustees, executed by Bobby N. Tidwell and wife, Wanda Tidwell, as same appears of record in Book 5700, page 458, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Thomas F. Baker, IV and Ralph E. Kelly, as Trustees under said Deed of Trust and has nominated and appointed Marilyn J. Patterson, as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 6548, page 45, Register's Office for Davidson County, Tennessee, and the said Marilyn J. Patterson, Successor Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she 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 May 9, 1985, and subsequent insertions appearing on May 16, 1985, and May 23, 1985, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on May 31, 1985, at 12:15 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 First Tennesee Bank Nashville Association at and for the sum of Forty Thousand Ninty-two and 22/100 ($40,092.22) 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, Marilyn J. Patterson, 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. 74 on the Map of College Heights, as of record in Book 332, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Bobby N. Tidwell and wife, Wanda Tidwell by deed from Sherman Sloan and wife, Jannie Sloan of record in Book 5700, page 455, Register's Office for Davidson County, Tennessee. The said Wanda Tidwell has conveyed all her

interest in said property to Bobby N. Tidwell by Quitclaim Deed of record in Book 5777, page 106, said Register's Office.

This is improved property known as 503 W. Morton, Nashville, Tennessee 37211.

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 Marilyn J. Patterson, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn J. Patterson, as Successor Trustee, has executed this instrument on the 31st day of May, 1985.

Marilyn J. Patterson
MARILYN J. PATTERSON,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn J. Patterson, 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 31st day of May, 1985.

Sharon C. Couch
NOTARY PUBLIC

My commission expires: 3-8-89

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 $40,092.22.

Marilyn J. Patterson
Affiant

Sworn to and subscribed before me,
this 31st day of May, 1985.

Sharon C. Couch
Notary Public

My commission expires: 3-8-89

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IDENTIF. REFERENCE
JUN 3 3 21 PM '85
FELIX A. DAVIDSON JR. REGISTER
DAVIDSON COUNTY, TN