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 and
Urban Development
Washington, D.C.

BOOK 5840 PAGE 277

Map 33-16 Parcel 107 Field Book No. 11D 31782

SUBSTITUTE 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 September 19, 1979, to Wilkins, Adams & Spicer, Trustees, executed by John F. Donnelly and wife, Margaret L. Donnelly, as same appears of record in Book 5502, page 814, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Wilkins, Adams & Spicer, as Trustees under said Deed of Trust and has nominated and appointed P. Michael Richardson, as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 6611, page 100, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said P. Michael Richardson, Substitute 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 August 1, 1985, and subsequent insertions appearing on August 8, 1985, and August 15, 1985, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on August 26, 1985, 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 The New York Guardian Mortgagee Corp. at and for the sum of Seventy Thousand Eight Hundred Sixteen and 28/100 ($70,816.28) 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 Substitute 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 Substitute 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, P. Michael Richardson, as Substitute 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 #84 on the plan of Primrose Meadows, Section 2, of record in Book 4860, Page 105, Register's Office for said County.

Said Lot #84 fronts 64.00 feet on the northwesterly margin of Nelson Drive and extends back 159.8 feet on the northeasterly line and 177.1 feet on the southwesterly line to a broken line in the rear measuring 94.7 feet thereon.

BEING the same property conveyed to John F. Donnelly and wife, Margaret L. Donnelly by deed of record in Book 5502, Page 811, Register's Office for Davidson County, Tennessee, said property having been conveyed to Margaret Louise Donnelly by Final Decree in the Sixth Circuit Court for Davidson County, Tennessee, dated May 7, 1982.

This is improved property known as 1133 Nelson Drive, Madison,TN 37115.

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, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, P. Michael Richardson, as Substitute Trustee, has executed this instrument on the 26th day of August, 1985.

P. Michael Richardson
P. MICHAEL RICHARDSON,
SUBSTITUTE 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 26th day of August, 1985.

Cheryl C. Thurman
NOTARY PUBLIC

My commission expires: 12-4-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $70,816.28.

P. Michael Richardson
Affiant

Sworn to and subscribed before me,
this 26th day of August, 1985.

Cheryl C. Thurman
Notary Public

My commission expires: 12-4-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3117 IDENTIFICATION REFERENCE
AUG 27 10 54 AM '85
FELIX Z. HASSELL REGISTER
DAVIDSON COUNTY, TN