Send tax bills to:

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

Prepared by:

D. W. McMackin
219 Fifth Avenue, North
Nashville, TN 37219

BOOK 6809 PAGE 201

TRUSTEE'S DEED

72-7;314
15DZ55690

WHEREAS, under a Deed of Trust dated Sept. 30, 1983 and recorded in Book 6161, page 376, Register's Office, Davidson County, Tennessee, Woodrow G. Dickens and wife, Martha E. Dickens conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated Jan. 23, 1986 and recorded in Book 6772, page 589, 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 February 13, 20 and 27, 1986, stating that on March 10, 1986, 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 statutory right of redemption arising under Tennessee law.

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 $ 30,298.77, 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.

(hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 and the easterly portion of Lot No. 59 on the Plan of Subdivision of the Waters Place, on Maxey Lane of record in Book 332, pages 136 and 137, and further described according to a survey of John B. Kohl, III, dated September 22, 1983, as follows:

Said Property fronts 110 feet, more or less, on the southeasterly margin of Evelyn Avenue and extends back 145 feet on the northeasterly line and 169 feet, more or less, on the southwesterly line to an alley in the rear, on which it measures 30.4 feet.

Being the same property conveyed to Woodrow G. Dickens and wife, Martha E. Dickens, by deed from Robert H. Braswell, an unmarried person, of record in Book 6150, page 288, Register's Office, Davidson County, Tennessee.

This is improved property located at 1706 Evelyn Avenue, Nashville, TN 37216.

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 and statutory right of redemption.

WITNESS my hand on this the 10th day of March, 19 86.

D W McMackin
Substitute Trustee

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, TN, on this the 10th day of March, 19 86.

Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 30,298.77.

D W McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me, this 10th day of March, 19 86.

Notary Public

My Commission Expires: 4-17-88

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IDENTIFICATION REFERENCE

MAR 20 1 59 PM '86

FELIX E. WILSON JR. REG.
DAVIDSON COUNTY, TN