Send tax bills to:

Director, Mortgage Insurance
Accounting
Dept. of Housing and Urban
Development
451 7th St., S.W.
Washington, D.C. 20412

Prepared by:

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

83-05 253
23W11350

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 27, 1979 and recorded in Book 5411, page 640, Register's Office, Davidson County, Tennessee, Freddy L. Biggs and wife, Karen Y. Biggs conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 14, 1984 and recorded in Book 6363, page 524, 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 3, 10 and 17, 1986, stating that on the April 30, 1986, at 12:00 noon 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 any 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 $32,543.42, 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 part of Lots 40 and 41 on the Plan of Edgewood E. T. Brown's Subdivision of Bransford Place of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEING all of the easterly 83.3 feet of Lot 41 fronting on Seymour (formerly Johnson) Avenue, and the northerly 35.0 feet of the easterly 83.0 feet of Lot No. 40.
>
> SAID lot fronts 83.3 feet on Seymour (formerly Johnson Avenue), and extends back southerly between two lines, the easterly line along the margin of a 12-foot alley for a distance of 102.1 feet on the westerly line for a distance of 95.0 feet to a dead line in the rear measuring 83.0 feet thereon.
>
> Being the same property conveyed to Thomas E. Waters and wife, Frances Johnson Waters, by deed from Singh-Malvea-Driscoll Properties, of record in Book 5906, page 216, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 1200 Seymour Avenue, Nashville, TN 37206.

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

WITNESS my hand on this 30th day of April, 1986.

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, Tennessee, on this the 30th day of April, 1986.

Loretta Keeble
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
3/8/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,543.42.

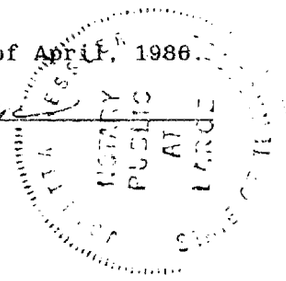
Affiant

Subscribed and sworn to before me, this 30th day of April, 1986.

Notary Public

My commission expires:

3/8/89



0 0 2 8 7

IDENTIFICATION REFERENCE

MAY 13 1 30 PM '86

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH