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This instrument prepared by
Allen J. Ware, Jr., Atty.
531 South Gay St., Suite 911
Knoxville, Tn. 37902

Mail

483-1165739-703

TRUSTEE'S DEED

THIS INDENTURE made and entered into on this the 26th day of February, 1988, by and between ALLEN J. WARE, JR., SUBSTITUTE TRUSTEE, First Party, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of Washington, D. C., his successors and assigns, Second Party.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated June 23, 1986, and recorded in Book 6902, page 903, in the Register's Office of Davidson County, Tennessee, James W. B. Bass, unmarried, conveyed to W. Richard Husband, Trustee, the hereinafter described property to secure a promissory note in the original principal sum of Thirty-Seven Thousand Four Hundred Nineteen Dollars ($37,419.00), and

WHEREAS, The Leader Mortgage Company, the owner and holder of the indebtedness due therein, has appointed Allen J. Ware, Jr. as Substitute Trustee, which Appointment of Substitute Trustee is dated November 2, 1987, and is of record in Book 7401, page 834, and rerecorded in Book 7404, page 478, in the Register's Office of Davidson County, Tennessee, and

WHEREAS, default was made in the payment of said principal note and the holder thereof has directed First Party to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the said promissory note and the Deed of Trust, and

WHEREAS, First Party did advertise said property for sale in accordance with the terms of said Deed of Trust, notice of same and place of said sale being published in The Nashville Record of Nashville, Tennessee, on February 4, 11 and 18, 1988, and

WHEREAS, pursuant to said notice, First Party did offer said property for sale at the South door of the Courthouse in Nashville, Davidson County, Tennessee, on February 26, 1988, at or about Twelve O'Clock Noon, and The Leader Mortgage Company, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Forty-Four Thousand Five Hundred Three and 08/100 Dollars ($44,503.08), and thereafter assigned in writing its said bid to Second Party, and said sum of said bid having been paid, the receipt of which is hereby acknowledged.

NOW, THEREFORE, for and in consideration of the premises First Party has this day bargained and sold and does hereby transfer and convey unto Second Party, the said Secretary of Housing and Urban Development, his successors and assigns, the following described real estate in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 80 on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to the Grantor herein by deed from Claude Brown and wife, Dorothy M. Brown which is being recorded simultaneously herewith.
>
> (319 33rd Avenue North, Nashville, Tn. 37209)

TO HAVE AND TO HOLD the aforesaid real estate unto said Second Party, his successors and assigns, forever, and in bar of all equities of redemption, the statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind.

And I, Allen J. Ware, Jr., Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, his successors and assigns, against the lawful claims of all persons whomsoever.

Allen J. Ware Jr.
ALLEN J. WARE, JR., SUBSTITUTE TRUSTEE

First Party

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, CAROLINE TATE, a Notary Public in and for said County and State, the within named ALLEN J. WARE, JR., 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 office in Knoxville, Tennessee, this 26th day of February, 1988.

Caroline Tate
NOTARY PUBLIC

My Commission expires:

June 23, 1990

Responsible taxpayer:
Secretary of Housing and
Urban Development
1 Commerce Place, Suite 1600
Nashville, Tn. 37239
Attn: Single Family Property
Disposition Branch

IDENTIFICATION REFERENCE

21592

APR 15 9 29 AM '88

DAVIDSON COUNTY, TN