Box 41

This instrument prepared by:
Robert C. Goodrich, Jr.
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 7537 PAGE 953

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Secretary of Housing and Urban Development P.O. Box 23998 Washington, D.C. Attn: Property Disposition	Same	72-9-333

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into as of the 5th day of May, 1988, by Robert C. Goodrich, Jr., Substitute Trustee (hereinafter referred to as "Substitute Trustee").

WHEREAS, by Deed of Trust dated June 12, 1986, of record in Book 6890, page 524, Register's Office for Davidson County, Tennessee, Denny W. Duke and wife, Betty J. Duke conveyed to W. Richard Husband, Trustee, the hereinafter described real estate, to secure the payment of a Promissory Note described in said Deed of Trust, which Note is presently held and owned by Leader Mortgage Company; and

WHEREAS, W. Richard Husband was unable to serve as such Trustee and the lawful holder of the Note appointed Robert C. Goodrich, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 7478, page 423, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and such default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at

12:15 o'clock p.m. on April 28, 1988, at the South door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on April 7, 1988, April 14, 1988 and April 21, 1988, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids sold said property to the Secretary of the Department of Housing and Urban Development, at the price of Forty-Four Thousand Three Hundred Eighty-Nine and 51/100 Dollars ($44,389.51), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert C. Goodrich, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Forty-Four Thousand Three Hundred Eighty-Nine and 51/100 Dollars ($44,389.51), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the Secretary of the Department of Housing and Urban Development, his successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 95 on the plan of Irvington, of record in Book 843, page 60, Register's Office for said County.
>
> Said Lot No. 95 fronts 60 feet on the southerly margin of Carolyn Avenue and extends back between parallel lines 170.5 feet to a dead line.
>
> Being the same property conveyed to Denny W. Duke and wife, Betty J. Duke by warranty deed of record in Book 6890, page 521, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of the equity of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which are hereby expressly waived and conveyed as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Robt C. Goodrich, Jr.
ROBERT C. GOODRICH, JR.,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Suzanne M. Mankin, a Notary Public of the State and County aforesaid, personally appeared ROBERT C. GOODRICH, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of May, 1988.

Suzanne M. Mankin
Notary Public

My commission expires: Sept. 4, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Forty-Four Thousand Three Hundred Eighty-Nine and 51/100 Dollars ($44,389.51).

Lucie W. Cammack
Affiant

Subscribed and sworn to before me this the 5th day of May, 1988.

Suzanne M. Mercer
Notary Public

My commission expires: Sept. 9, 1989

IDENTIFICATION REFERENCE
28390
MAY 6 4 05 PM '88
FLOYD WILKINS REGISTER
DAVIDSON COUNTY TN

5021B/4-28-88