Name and address of new owner:	Send tax bills:	Prepared by:
Secretary of Housing & Urban Development One Commerce Place Nashville, TN 37239	Same	D. W. McMackin P.O. Box 2758 Nashville, TN 37219-2

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 23, 1985, and recorded in Book 6572, page 80, Register's Office, Davidson County, Tennessee, Danny Lee Murphy, unmarried, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 26, 1988, and recorded in Book 7710, page 8, 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 21 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 January 19, 26, and February 2, 1989, stating that on February 10, 1989, 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

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, DC, his successors and assigns, for $41,460.00, 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, DC (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being United No. 104 on the Plan of Brooke Castle, of record in Book 6250, page 156, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Danny Lee Murphy by deed from Aubrey H. Johnson, Jr., and wife, Thea T. Johnson, of record in Book 6572, page 77, Register's Office, Davidson County, TN.
>
> This is improved property located at 104 Brooke Castle Drive, Hermitage, TN 37076.

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 I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 10th day of February, 1989.

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 10th day of February, 1989.

Barbara D. Eaton
Notary Public

My Commission Expires: 1/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $41,460.00.

D. W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 10th day of February, 1989.

Barbara D. Eaton
Notary Public

My Commission Expires: 1/9/91

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IDENTIFICATION

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FILED & RECORDED

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