Name and address of new owner:	Send tax bills:	Prepared by:
Secretary of Housing & Urban Development Ste. 1600, One Commerce Pl. Nashville, TN 37239	Same	D.W. McMackin 219 5th Ave., N. Nashville, TN 37219-2758

92-13-220
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TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 4, 1985, and recorded in Book 6680, page 748, re-recorded in Book 6694, page 421, Register's Office, Davidson County, Tennessee, Jeffrey W. Musgrove and wife, Debra L. Musgrove, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated November 23, 1988, and recorded in Book 7719, page 557, 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 February 2, 9 and 16, 1989, stating that on February 24, 1989, at 12:20 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

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 $35,822.00, 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, D.C. (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being the east 50 feet of the west 150 feet of Block 27, on the Map of Charlotte Park 2nd Addition, Extended, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.

Said part of said Block 27 fronts 50 feet on the north side of Nevada Avenue and runs back between parallel lines, parallel to and 150 feet east of the easterly margin of 39th Avenue, formerly "B" Street, 150 feet to an alley in the rear.

Being the same property conveyed to Robert J. Coleman by deed from Jeffrey W. Musgrove and wife, Debra L. Musgrove, of record in Book 6984, page 470, Register's Office, Davidson County, Tennessee.

This is improved property located at 3810 Nevada Avenue, Nashville, TN 37209.

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 24th 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, TN, on this the 24th day of February, 1989.

Joan Catherine Tillard
Notary Public

My Commission Expires: 11/10/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,822.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 24th day of February, 1989.

Joan Catherine Tillard
Notary Public

My Commission Expires: 11/10/91

RUSH

IDENTIFICATION REFERENCE

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