This instrument prepared by:
William P. Dougan, Attorney at Law
401 Davidson Road, Nashville, TN 37205

Map/Par No. 83-14/ 304

Fld. Bk. 23W-02730

This is improved property at:

1619 Shelby Ave.
Nashville, TN 37206

SEND TAX BILLS TO:

FEDERAL HOUSING ADMINISTRATION
Single Family Prop. Dispo. Br.
251 Cumberland Bend, Suite 200
Nashville, TN 37228-1803

Owner MILLER, MENJOU C.
Mtg. Co. No. RCR/MDS# J-20884
FHA/VA No. 483-098686-3303
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater [illegible],
is $46,428.60.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 19th day of May, 1989.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

K. D. Butler
Notary Public

My Commission Expires: Nov. 21, 1992

SUCCESSOR TRUSTEE'S DEED

Whereas, MENJOU C. MILLER, JR. and wife, SYLLIA E. MILLER executed a deed of trust on the 10th day of April, 1985, which was recorded in Trust Deed Book 6533, Page 138, Register's Office of Davidson County, Tennessee, conveying to Warren H. Wild, Jr., Trustee(s), the hereinafter described property to secure payment to Tennessee Housing Development Agency, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES COMPANY, holder of said note has demanded of the Successor Trustee, appointed by an instrument of [illegible] in Book 7760, Page 419, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on May 8, 1989 at the front door of the Court House in Davidson County, Tennessee, at 12:04 P.M., the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when RCR SERVICES, INC. dba MORTGAGE DEFAULT SERVICES COMPANY, being the highest and best bidder,

became the purchaser at the price of $ 46,428.60, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do at the express direction of RCR SERVICES, INC.dba MORTGAGE DEFAULT SERVICES CO., transfer and convey as Substitute Trustee, unto SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns, Attention: Single Family Property Disposition Branch, 251 Cumberland Bend, Suite 200, Nashville, TN 37228-1803, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Edgefield Land Company's First Subdivision, a plan of which is of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 106 fronts 50 feet on the northerly side of Shelby Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Menjou C. Miller, Jr. and wife, Syllia E. Miller by deed from Ray Minchey and wife, Julia Minchey of record in Book 6533, Page 135, said Register's Office.

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TO HAVE AND TO HOLD THE same unto the said SECRETARY OF HOUSING & URBAN DEVELOPMENT Attention: Single Family Property Disposition Branch, 251 Cumberland Bend, Suite 200 Nashville, TN 37228-1803, his successors and assigns, forever

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 19th day of May, 19 89.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 19 89, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires: Nov. 21,1992

K. L. Boyce
Notary Public