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

Map/ Parcel No. 92-2/233

Fld. Bk. 11W-03410

This is improved property at:

2605 Albion St.
Nashville, TN 37208

SEND TAX BILLS TO:

FEDERAL HOUSING ADMINISTRATION
SINGLE FAMILY PROPERTY DISPOSITION BR.
251 CUMBERLAND BEND DR., SUITE 200
NASHVILLE, TN 37228-1803

OWNER: JAMES E. JOHNSON

MTG. CO. GOODWIN Loan# 356401

VA/FHA# 483-1518131203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $66,693.50.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 18th day of october, 1989.

K.D. Bogera
Notary Public

My Commission Expires: 11/21/92

NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

BOOK 7962 PAGE 941

Whereas, JAMES E. JOHNSON and wife, BETTY L. JOHNSON executed a deed of trust on the 29th day of November, 19 88, which was recorded in Trust Deed Book 7717, Page 609, Register's Office of Davidson County, Tennessee, conveying to Richard P. Sims, Trustee(s), the hereinafter described property to secure payment to TENNESSEE MORTGAGE CORPORATION, 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 GOODWIN MORTGAGE CORPORATION, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7925, Page 232, 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 October 18, 1989 at the front door of the Court House in Davidson County, Tennessee, at 1:34 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 GOODWIN MORTGAGE CORPORATION, being the highest and best bidder,

became the purchaser at the price of $ 66,693.50, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do at the express direction of GOODWIN MORTGAGE CORPORATION, transfer and convey as Substitute Trustee, unto The Secretary of Housing and Urban Development, his successors and assigns, Attention: Single Family Property Disposition Branch, 251 Cumberland Bend Dr., Suite 200, Nashivlle, TN 37228-1803 Tennessee, 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. 186, Block 11, Hefferman Place Subdivision, recorded in Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James E. Johnson and Betty L. Johnson by deed of record in Book 7717, Page 606, said Register's Office.

74899 IDENTIF. TREFERENCE

OCT 18 2 25 PM

FELIX Z. DAVIDSON COUNTY

RUSH

6767 10/18 0101 03CHECK 6.00

TO HAVE AND TO HOLD THE same unto the said Secretary of Housing and Urban Development, Attention: 251 Cumberland Bend Dr., Suite 200, Nashville, TN 37228-1803 Single Family Property Disposition Branch, its 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 18th day of October, 1989.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of October, 1989, 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.

NOTARY PUBLIC

My Commission Expires: 11/21/92

Notary Public