Mail

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

Map/ Parcel No. 83-6/190

Field Book 27W-15140

This is improved property at:

204 Fall Street
Nashville, TN 37206

SEND TAX BILLS TO:

Singleton Mortgage Co.
6263 Poplar Ave.
Memphis, TN 38119

OWNER: Clara Duke / R. L. Vaughn

MTG. CO. THDA / Singleton

FHA# 483-078609 SMC #311593

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer, is $ 29,177.26 .

William P. Dougan
Affiant

Subscribed and sworn to before me, this 6th day of February, 1990.

K. D. Borges
Notary Public

My Commission Expires: Nov. 21, 1992

BOOK 8043 PAGE 81

SUCCESSOR TRUSTEE'S DEED

Whereas, Clara R. Duke executed a deed of trust on the 6th day of August, 1980, which was recorded in Trust Deed Book 5636, Page 636, Register's Office of Davidson County, Tennessee, conveying to J. C. Rencarge, 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 Tennessee Housing Development Agency, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7919, Page 848, 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 30, 1989 at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, 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 Tennessee Housing Development Agency, being the highest bidder,

became the purchaser at the price of $ 29,177.26 , and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do at the express direction of Tennessee Housing Development Agency , 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, Nashville, 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:

BEING the west ½ of Lot No. 11 on the Map of Sneed & Hamilton's Resubdivision of certain lots in Brownsville, of record in Book 161, Page 149, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the south side of Fall Street and runs back between parallel lines 130 feet to an alley.

BEING the same property conveyed to Clara R. Duke by deed from William B. Gregory and wife Patsi B. Gregory of record in Book 5636, Page 636, said Register's Office; to Richard L. Gibson by deed of record in Book 5833, Page 640; to Leland D. Watts by deed of record in Book 6523, Page 589; and conveyed to Russell L. Vaughn by deed of record in Book 6797, page 764, said Register's Office.

02876

IDENTIF. TREFERENCE

FEB 9 9 02 AM '90

DAVIDSON COUNTY TN.

1711 02/09 0101 03CHECK 6.00

TO HAVE AND TO HOLD THE same unto the said Secretary of Housing and Urban Development, Attention: Single Family Property Disposition Branch, 251 Cumberland Bend Dr., Suite 200, Nashville, TN , 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 6th day of February , 1990 .

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of February , 1990 , 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

NOTARY PUBLIC