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

Map/ Parcel No. 162-13/170

Fld. Bk. 5DU- 72109

This is improved property at:

809 Ilawood Ct.
Nashville, TN 37211

SEND TAX BILLS TO:

Federal Housing Administration
Single Family Property Disposition Br.
251 Cumberland Bend Dr., Suite 200
Nashville,TN 37228-1803

OWNER: MICHAEL SHIPP & TERESA SHIPP

MTG. CO. Commercial Federal Mtg. 921953-5

VA/FHA# 483-1194049-701

STATE OF TENNESSEE Benefact J-26945
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $71,891.23.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 14th day of March, 1990.

J. D. Rogers
Notary Public

My Commission Expires: Nov. 21, 1992

SUCCESSOR TRUSTEE'S DEED

BOOK 8079 PAGE 208

Whereas, HELEN PRATT, Unmarried

executed a deed of trust on the 18th day of September, 1986,

which was recorded in Book 8011 Page 580, Register's Office of

Davidson County, Tennessee, conveying to Roger K. Yates

, Trustee(s), the hereinafter described

property to secure payment to Homeland 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 COMMERCIAL FEDERAL MORTGAGE, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 8025, Page 402, 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 March 12, 1990 at the front door of the Court House in Davidson County, Tennessee, at 12:02 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 COMMERCIAL FEDERAL MORTGAGE, being the highest and best bidder,

SHIPP, MICHAEL

became the purchaser at the price of $ 71,891.23 , and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do at the express direction of COMMERCIAL FEDERAL MORTGAGE , 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 Tennessee, 37228-1803 , 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:

BOOK 8079 PAGE 209

BEING Lot No. 71, Dreamland Estates, Southeast, Section One, of record in Plat Book 5200, pages 646 and 647, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of subject lot.

BEING the same property conveyed to Helen Pratt by deed of record in Book 6987, Page 342, said Register's Office.

ALSO being the same property conveyed to Michael Shipp and wife, Teressa Shipp by deed of record in Book 7610 , Page 145 , said Register's Office.

15674

IDENTIF. REFERENCE

APR 3 11 08 AM

7426 04/03 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 14th day of March , 1990 .

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March , 19 90 , 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: Nov. 21, 1992

K.A. Rogers
Notary Public