Mail

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

Map/ Parcel No. 83-8/8

Fld. Bk. 04D-37400

This is improved property at:

100 Shelby St.
Old Hickory, TN 37138

SEND TAX BILLS TO:

FEDERAL HOUSING ADMINISTRATION
251 Cumberland Bend Dr., Suite 200
Nashville, TN 37228 - 1803
Single Family Property Disposition Br.

OWNER: WILLIAM JOHNSON KINGSNORTH, ANNE/ BOGLE, PATSY

MTG. CO. SMC 311793/THDA# 18766

VA/FHA# 483- 069918-203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $20,956.75.

William P. Dougan
Affiant

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

K.D. Bogers
Notary Public

My Commission Expires: Nov. 21, 1992

SUCCESSOR TRUSTEE'S DEED

BOOK 8085 PAGE 903

Whereas, JAMES A. KINGSNORTH, JR. and wife, ANNA E. KINGSNORTH executed a deed of trust on the 27th day of April, 1979, which was recorded in Instrument Book 5428, Page 499, Register's Office of Davidson County, Tennessee, conveying to Luis del Mazo, 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

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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 Singleton Mortgage Corporation, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Instrument/ Book 7951, Page 217, 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 January 8, 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 Singleton Mortgage Corporation, being the highest and best bidder,

became the purchaser at the price of $20,956.75, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do at the express direction of Singleton 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, Nashville, TN Tennessee, 37138, 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 the 4th Civil District of Davidson County, Tennessee being Tract No. 7 on the unrecorded Plan of H.A. Youngblood's Subdivision, described according to a copy of a Map made by Cantrell & Morrison, dated May 1954, as follows: BEGINNING at a point on the northwesterly margin of Shelby Street, at the common corner of Lots 4 and 7; thence with line of Lots 4, 5, 6, N. 47° 47' West 167.5 feet to a point; thence S. 43° 01' West 54.1 feet to the corner of Lot 8; thence with the line between Lots 7 and 8, South 44° 17 East 164.8 feet to the northwesterly margin of Shelby Street; thence with the margin of same North 45° 43' East 64.1 feet to the beginning.

BEING the same property conveyed to Michael E. Bryant and wife Ina Bryant by deed of record in Book 446, Page 371, said Register's Office.

18015

IDENTIF. REFERENCE

APR 11 8 17 AM '90

DAVIDSON COUNTY TN.

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., Nashville, TN 37228-1803, 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 April, 1990.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 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

K.D. Bogers
Notary Public