Bruce Sanders
Loan No. 128203

Name and address of new owner:
Secretary of Housing and Urban Development
251 Cumberland Bend Dr.
Suite 200
Nashville, TN 37228-1803

Send tax bills to:
Department of Housing and Urban Development
Single Family Property
Disposition Branch
251 Cumberland Bend Dr.
Suite 200
Nashville, TN 37228-1803

Prepared by: Mail
David W. McMackin
McMACKIN, GARFINKLE
McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758

108-03A4500
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TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 26, 1986, recorded in Book 6792, page 78, Register's Office, Davidson County, Tennessee, Wilma A. Wheat, unmarried, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 9, 1990, and recorded in Book 8048, page 475, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County,

Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 1, 8 and 15, 1990, stating that on March 23, 1990, at 12:10 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to National Mortgage Company who had heretofore assigned its interest in said bid to the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, for $48,470.70, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Secretary of Housing and Urban Development of Washington, D.C. (hereinafter referred to as Grantee), his successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being a certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 27, Unit 45, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II, Section 3, Patio Villa, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Bruce E. Sanders and wife, Eyvon Sanders, by deed from Kathy L. Thomas, unmarried, of record in Book 7340, page 502, Register's Office, Davidson County, TN.
>
> This is improved property located at 923 Patio Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 23rd day of March, 1990.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 23rd day of March, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,470.70.

D.W. McMackin
Affiant

Subscribed and sworn before me, this 23rd day of March, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

1-8771

IDENTIFICATION REFERENCE

APR 13 11 55 AM '90

DAVIDSON COUNTY TN.

1104 04/13 0101 CKCHECK 9.00