William A. Franklin
Loan No. 157762

Name and address of new owner:	Send tax bills:	Prepared by:
Secretary of Housing and Urban Development 251 Cumberland Bend Dr. Suite 200 Nashville, TN 37229-1803	Department of Housing and Urban Development Single Family Property Disposition Branch 251 Cumberland Bend Dr. Suite 200 Nashville, TN 37228-1803	David W. McMackin P.O. Box 2758 Nashville, TN 37219-2758

94-1-244
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TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 26, 1986, recorded in Book 7056, page 888, Register's Office, Davidson County, Tennessee, William A. Franklin and wife, Rodna D. Franklin, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 20, 1990, and recorded in Book 8170, page 968, 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 August 30 and September 6 and 13, 1990, stating that on September 21, 1990, at 12:20 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 has heretofore assigned its interest in said bid to the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, for $43,060.57, 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), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Mabelle Subdivision, of record in Book 547, page 139, Register's Office for said County.
>
> Said Lot No. 23 fronts 49.5 feet on the westerly margin of South 13th Street and extends back 138.5 feet on the northerly line and 136.4 feet on the southerly line to a dead line in the rear, measuring 49.7 feet thereon.
>
> Being the same property conveyed to William A. Franklin and wife, Rodna D. Franklin, by deed from Mary Lu Smith and Nancy Rogers, of record in Book 7056, page 888, Register's Office, Davidson County, TN.
>
> This is improved property located at 902

South 13th Street, Nashville, TN 37206.

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 21st day of September, 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 21st day of September, 1990.

Camille R. 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 $43,060.57.

D.W. McMackin
Affiant Substitute Trustee

Subscribed and sworn before me, this 21st day of September, 1990.

Camille R. Wilder
Notary Public

My Commission Expires: October 9, 1991

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IDENTIF. REFERENCE

OCT 25 1 30 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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