Tommy J. Poston
Loan No. 154760

| 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 37228-1803 | 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 |

Mail

75-08-137
4D05756

**TRUSTEE'S DEED**

WHEREAS, under a Deed of Trust dated September 18, 1986, recorded in Book 6985, page 833, Register's Office, Davidson County, Tennessee, Tommy J. Poston and wife, Michelle L. Poston, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated November 27, 1990, and recorded in Book 8258, page 596, 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 January 10, 17 and 24, 1991, stating that on February 1, 1991, 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 $74,646.12, 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. 124 on the Plan of Highlands of Tulip Grove, Section One, of record in Book 4675, page 26, Register's Office for said County.
>
> SAID Lot No. 124 fronts 80.0 feet on the northerly margin of Dutchmans Drive and extends back 152.32 feet on the easterly line and 152.14 feet on the westerly line to a dead line in the rear, measuring 80.0 feet thereon.
>
> Being the same property conveyed to Tommy J. Poston and wife, Michelle L. Poston, by deed from Jimmy D. Ledbetter and wife, Cheryl M. Ledbetter, of record in book 6985, page 830, Register's Office, Davidson County, TN.

This is improved property located at 649 Dutchmans Drive, Hermitage, TN 37076.

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 1st day of February, 1991.

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 1st day of February, 1991.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $74,646.12.

D.W. McMackin
Affiant

Subscribed and sworn before me, this 1st day of February, 1991.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

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IDENTIF. TREFERENCE

APR 1 1 37 PM '91

FELIX Z. WILSON JR., CLERK
DAVIDSON COUNTY TN.