PICK-UP
JUL 15 10 23 AM '92
IDENTIF. TREFERENCE
27621

This instrument prepared by:
Jennifer Franks, Attorney
312 First Tennessee Bank Bldg.
Franklin, Tennessee 37064
615/794-1312

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Secretary of U.S. Department of Housing and Urban Development 251 Cumberland Bend Drive Nashville, TN 37228-1803	SAME	96-14-263

This is improved property known as:

3313 Ironwood Drive, Nashville, Tennessee 37214

WHEREAS, by Deed of Trust dated September 28, 1978, and recorded in Book 5345, page 546, Register's Office for Davidson County, Tennessee, Robert M. Worrell and wife, Lynda S. Worrell (aka Lynda Wagner, aka Lynda Williams) conveyed to Edward Seddon, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by assignment in Book 7323, page 993, appointed the undersigned as Successor Trustee by instrument recorded in Book 8650, page 50, said Register's Office; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, the Secretary of U.S. Department of Housing and Urban Development of Washington, D.C., the holder of the secured indebtedness, being the highest and best bidder became the purchaser of said property at and for the sum of SIXTY ONE THOUSAND THREE HUNDRED TWENTY THREE AND 68/100----------($61,323.68)----------DOLLARS.

NOW THEREFORE, in consideration of the premises, the undersigned, JENNIFER FRANKS, AS SUCCESSOR TRUSTEE, does hereby grant, bargain, sell and convey unto the said SECRETARY OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., the following described property being in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 254 on the plan of Hickory Bend Subdivision, Section 4, as of record in Plat Book 4175, page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Worrell and wife, Lynda S. Worrell by deed from David L. Deckard and wife, Gail S. Deckard of record in Book 5345, page 544, said Register's Office. The said Worrell's since divorced and Lynda S. Worrell is also known as Lynda Wagner and Lynda Williams.

Without limitation, this conveyance of the above described property is subject to the rights of the State of Tennessee to redeem the land as provided for in T.C.A. Section 67-1-1433(c)(1). See attached as Exhibit A a copy of the notice provided to the State of Tennessee.

Together with and including the improvements located thereon.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Secretary of U.S. Department of Housing and Urban Development of Washington, D.C. in fee simple forever, to whom the said Jennifer Franks, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under her as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Jennifer Franks as Successor Trustee has caused this instrument to be executed this the 15th day of July, 19 92.

Jennifer Franks
JENNIFER FRANKS
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, JENNIFER FRANKS, SUCCESSOR TRUSTEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Franklin, Tennessee this 15th day of July, 19 92.

Dorothy Faye Hood
NOTARY PUBLIC at Large, State of Tennessee

My commission expires: 8/01/95

DOROTHY FAYE HOOD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JENNIFER FRANKS
Attorney At Law

105 Southeast Parkway
Suite 115
Franklin, Tennessee 37064
(615) 791-9170

EXHIBIT A

June 12, 1992

Mr. Wilbur Hooks
State of Tennessee
Department of Revenue
Tax Enforcement Division
P. O. Box 3287
Nashville, Tennessee 37219-3287

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Re: Notice of Foreclosure Sale
of property located at 3313 Ironwood Drive
Nashville, Davidson County, Tennessee
Lot No. 254, Hickory Bend Subdivision, Sec. 4,
Plat Book 4175, page 34, RODCT.

Notice of State Tax Lien in Book 6195, page 605,
Register's Office for Davidson County, Tennessee
Lynda Williams and Robert Worrell d/b/a
Commercial Tire Service
3313 Ironwood Drive, Nashville, TN 37214
Account Number: 3-000028343-001-9
Lien ID # 83342007

Dear Mr. Hooks:

Pursuant to T.C.A. 67-1-1433 I am hereby giving notice, on behalf of the Secretary of the U.S. Department of Housing and Urban Development, of a foreclosure sale of property on which the State of Tennessee claims a lien.

I am enclosing herewith a copy of the Notice of State Tax Lien, which you filed on behalf of the State of Tennessee on December 16, 1983 in the Register's Office for Davidson County, Tennessee which is referenced above.

The amount of the principal obligation, including interest and expenses of the foreclosure sale is approximately $61,335.09 through the foreclosure sale date which is WEDNESDAY, JULY 15, 1992 at 10:15 o'clock, A.M. at the front door of the Davidson County Courthouse in Nashville, Tennessee. A breakdown of the principal and interest and expenses of sale is enclosed.

I am enclosing herewith a copy of the NOTICE OF FORECLOSURE which contains a detailed description of the property affected and the date, time, place and terms of the sale of the property.

This letter is being duplicated and I request that you execute a copy of this letter consenting to the sale of the above referenced property, thereby

BOOK 8676 PAGE 166

discharging or divesting such property of the lien heretofore described.

If you are unable to execute this agreement for the purpose of consenting to the discharge of the lien, I ask you to execute a copy of this letter for the purpose of acknowledging that you received proper notice.

To the best of my knowledge the above information represents all of the facts in regard to your lien, the mortgage held by the Secretary of the U.S. Department of Housing and Urban Development, and the time and place of the foreclosure sale.

Very truly yours,

Jennifer Franks
Successor Trustee

Enclosures

5607 07/15 0101 03CHECK 16.00