This instrument prepared by:
Jennifer Franks, Attorney
Suite 115, 105 Southeast Parkway
Franklin, Tennessee 37064
615/ 791-9170

[illegible] 16.00

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	59-10-222

This is improved property known as:

3943 Crouch Drive, Nashville, Tennessee 37207

WHEREAS, by Deed of Trust dated May 30, 1980, and recorded in Book 5607, page 812, Register's Office for Davidson County, Tennessee, James R. Fitzgerald and wife, Hazel M. Fitzgerald conveyed to Ernest L. Waller, 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 8006, page 761, appointed the undersigned as Successor Trustee by instrument recorded in Book 8471, page 863, 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 FORTY FOUR THOUSAND SEVEN HUNDRED FORTY NINE AND 81/100-------($44,749.81)---------- 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. 605 on the Plan of Haynes Manor Subdivision, of record in Book 4460, page 35, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made.

Being the same property conveyed to James R. Fitzgerald and wife, Hazel M. Fitzgerald by deed from Moon Landrieu, Secretary of Housing and Urban Development of record in Book 5607, page 809, Register's Office for Davidson County, Tennessee. See also Book 8494, page 823 and Book 8579, page 954, said Register's Office.

Without limitation, this conveyance of the above described property is subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. 7425(d)(1). See attached as Exhibit A a copy of the notice provided to the United States with response.

28394
IDENTIF. TREFERENCE
JUL 17 10 22 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
PICK-UP

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 17th 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 17th 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

June 2, 1992

EXHIBIT A

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
c/o Mr. John Dyess
Special Procedures Branch
801 Broadway, Room 285
Nashville, Tennessee 37203

Re: Notice of Foreclosure Sale
James R. & Hazel M. Fitzgerald
3843 Crouch Drive, Nashville, TN 37207

Dear Mr. Dyess:

By assignment of record in Book 8006, page 761, Register's Office for Davidson County, Tennessee, the Secretary of the U.S. Department of Housing and Urban Development is the owner and holder of a note which is secured by a Deed of Trust executed by James R. Fitzgerald and wife, Hazel M. Fitzgerald dated May 30, 1980 of record in Book 5607, page 812, said Register's Office.

Subject property is located at 3943 Crouch Drive, Nashville, TN 37207 in Davidson County, Tennessee, and is more particularly described as follows:

Being Lot No. 605 on the Plan of Haynes Manor Subdivision, of record in Book 4460, page 35, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made.

Being the same property conveyed to James R. Fitzgerald and wife, Hazel M. Fitzgerald by deed from Secretary of Housing and Urban Development of record in Book 5607, page 809, said Register's Office.

The total outstanding indebtedness, including interest, due to the Secretary of Housing and Urban Development through the date of foreclosure is approximately $ 43,544.51 . In addition to this amount certain expenses will be incurred at the time of foreclosure. These expenses are for the following and are estimated charges:

attorneys fee...	150.00
advertising...	234.90
title policy...	192.50
recording trustee's deed...	8.00
Total	$ 585.40

These estimated charges added to the principal balance and accrued interest total $ 44,129.91 .

The address of the party initiating the foreclosure proceedings is: U.S. Department of Housing & Urban Development, 251 Cumberland Bend Drive, Suite 200, Nashville, Tennessee 37228-1803.

An examination of the records in the Register's Office for Davidson County, Tennessee, reflects the following Federal Tax Lien Notice, a copy of which is attached hereto:

Taxpayer	Address	Date of Filing
James R. & Hazel M. Fitzgerald	3943 Crouch Drive Nashville, TN 37207-3506	8/17/90 at 10:48 A.M. in Book 8176, page 924, RODCT.

The U.S. Department of Housing and Urban Development has instructed me to being foreclosure proceedings with the first publication on June 4, 1992, the second on June 11, 1992, and the third on June 18, 1992. The date of the foreclosure sale will be FRIDAY, JULY 10, 1992, commencing at 10:15 o'clock, A.M. at the front door of the Courthouse, Nashville, Davidson County, Tennessee, where I will proceed to sell at public outcry to the highest and best bidder for cash. A copy of the foreclosure notice is enclosed.

This letter is being duplicated and I request that you execute a copy of this letter consenting to the sale of the above described property, thereby 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, U.S. Dept. of Housing and Urban Development, and the time and place of the foreclosure sale.

Very truly yours,

Jennifer Franks

Jennifer Franks
Successor Trustee

Enclosures

Consents to the discharge of the tax lien above described.

_____

Acknowledges receipt of proper notification.

Mae Caldwell