pick up

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

PICK-UP

JUL 31 10 47 AM '92

IDENTIF. REFERENCE

32875

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	76-1-66

This is improved property known as:

605 Debbie Drive, Hermitage, Tennessee 37076

WHEREAS, by Deed of Trust dated April 21, 1980, and recorded in Book 5595, page 271, Register's Office for Davidson County, Tennessee, Ruth Ann Petrey, unmarried conveyed to J. G. Palmer, 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 7494, page 971, appointed the undersigned as Successor Trustee by instrument recorded in Book 8666, page 698, 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 FOUR THOUSAND ONE HUNDRED THIRTY FOUR AND 45/100---------($64,134.45)----------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:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County.

Said Lot No. 81 fronts 80.0 feet on the westerly margin of Debbie Drive and extends back between parallel lines 190.29 feet to a dead line.

Being the same property conveyed to Ruth Ann Petrey by deed of record in Book 5595, page 268, Register's Office for Davidson County, Tennessee.

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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 31 day of July, 19 92.

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 31 day of July, 19 92.

NOTARY PUBLIC

My commission expires: 2/22/96

