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IDENTIF. REFERENCE
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PICK-UP

Pick up

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

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER:
Secretary of U.S. Department of Housing and Urban Development
251 Cumberland Bend Drive
Nashville, TN 37228-1803

SEND TAX BILLS TO:
SAME

MAP & PARCEL NUMBER:
58-11-97

This is improved property known as:

515 Phipps Drive, Nashville, Tennessee 37218

WHEREAS, by Deed of Trust dated November 21, 1986, and recorded in Book 7053, page 204, Register's Office for Davidson County, Tennessee, Samuel Nance and wife, Mary Ann Nance conveyed to D.Gene Merrill and Frederick E. Brooks, 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 7638, page 240, appointed the undersigned as Successor Trustee by instrument recorded in Book 8666, page 699, 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 NINETY FOUR THOUSAND FIFTY THREE AND 21/100---------($94,053.21)---------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. 216A, Zone Lot Division Royal Hills, Section I, as of record in Book 6900, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel Nance and wife, Mary Ann Nance by deed of record in Book 7053, page 201, 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
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.

Doris J. Jackson
NOTARY PUBLIC

DORIS J. JACKSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 2/22/96