BOOK 8753 PAGE 234
S.L. Garmon, IV
Loan No. 451735

Name and address of new owner:

Secretary of Housing and Urban Development
251 Cumberland Bend Dr., Suite 200
Nashville, TN 37228-1803

Send tax bills:

Department of Housing and Urban Development
Single Family Property Disposition Branch
251 Cumberland Bend Dr.
Suite 200
Nashville, TN 37228-1803

Prepared by:

David W. McMackin
P.O. Box 198947
Nashville, TN 37219

Mail

Map No. 142-6-A-117C0
Parcel No. 09D67017

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated December 8, 1988, recorded in Book 7726, page 66, re-recorded in Book 7935, page 759, Register's Office, Davidson County, Tennessee, Dennis W. Jiosa and wife, Lisa Kay Jiosa, conveyed to William D. Castleman, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 29, 1992, and recorded in Book 8701, page 581, 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 August 27, September 3, and 10, 1992, stating that on September 18, 1992, at 12:00 noon 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 Tennessee Housing Development Agency 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 $53,085.04, 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 Building No. 5, Unit No. 117, and Garage No. 2, on the Plan of "Peppertree," Creekside Meadows Condominiums of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee together with all fixtures, appliances; wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, pages 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80 and Book 5259, page 5, Register's Office for Davidson County, Tennessee, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.
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> Being the same property conveyed to O.L. Garmon, IV, and wife, Elizabeth Canas Garmon, by deed from Dennis W. Jiosa and wife, Lisa Kay Jiosa, of record in Book 8046, page 220, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 810 Bellevue Road, Unit 117, Nashville, Tennessee 37221.
>
> The above legal description is identical to the legal description in the previous deed of record.

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 18th day of September, 1992.

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 18th day of September, 1992.

Camille R. Wilder
Notary Public

My Commission Expires: September 16, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,085.04.

D.W. McMackin
Affiant

Subscribed and sworn before me, this 18th day of September, 1992.

Camille R. Wilder
Notary Public

My Commission Expires: September 16, 1995

53502

IDENTIFICATION REFERENCE

OCT 8 4 05 PM '92

DAVIDSON COUNTY, TN

9182 10/08/92 0101 CHECK 12.00