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BOOK 8845 PAGE 928

This Instrument Prepared by: Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Send Tax Bills to:
U.S. Department of Housing and
Urban Development
Property Disposition Section
251 Cumberland Bend Drive, Suite 200
Nashville, Tennessee 37228-1803

Map & Parcel No.
095-10-016

SUCCESSOR TRUSTEE DEED

WHEREAS, LaWana G. Winsett and Dorothy M. DeWolfe, both unmarried, executed a certain Deed of Trust dated May 18, 1988 to D. Anderson Ferrell, Trustee, of record in Book 7559, page 861, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), which conveyed certain real property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated October 15, 1992 and of record in Book 8769, page 56, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust, Union Planters National Bank, appointed Guilford F. Thornton, Jr. as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, as of November 6, 1992, at 8:00 a.m., Central Daylight Time, there were no unreleased tax liens filed by the United States or the State of Tennessee against LaWana G. Winsett and Dorothy M. DeWolfe in the Register's Office for Davidson County, Tennessee.

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated May 18, 1988, executed by LaWana G. Winsett and Dorothy M. DeWolfe, both unmarried, payable to the order of Union Security Mortgage Company (the "Note"), and in the Deed of Trust, which secures the indebtedness therein described, the said indebtedness so secured being, among others the Note; and

WHEREAS, the entire indebtedness evidenced by the Note, and secured by the Deed of Trust is past due and unpaid, and payment not having been made as demanded, and the owner and holder of said indebtedness having requested said Successor Trustee to foreclose

the Deed of Trust as provided therein, the Successor Trustee, after due advertisement as required by law and by the terms of the Deed of Trust offered the real property securing the Note for sale at public outcry at the front door of the Courthouse, Nashville, Davidson County, Tennessee, on the December 4, 1992 at 12:00 o'clock noon, free from all equities of redemption, the statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which are expressly waived in said Deed of Trust, when and where Union Planters National Bank became the highest and best bidder for cash at the price of Eighty-Three Thousand Eight Hundred Thirty-One and 09/100ths Dollars ($83,831.09).

WHEREAS, the said Union Planters National Bank has assigned its interest in the said property to The Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns.

NOW, THEREFORE, in consideration of the premises, and of the payment by Union Planters National Bank the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Guilford F. Thornton, Jr. acting as Successor Trustee, has bargained and sold, and by these presents does hereby transfer, assign, and convey unto the said Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, page 118, Register's Office for said County.
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> Said Lot No. 178 fronts 100 feet on the westerly margin of Bismark Drive and extends back 220 feet, more or less, on the northerly line and 237 feet, more or less, on the southerly line to the center line of Mill Creek, measuring 148 feet, more or less, thereon.
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> Being the same property conveyed to LaWana G. Winsett by deed from Chester M. Martin of record in Book 5960, page 859, said Register's Office, the said LaWana G. Winsett having since conveyed an undivided 1/2 interest therein to Dorothy M. DeWolfe by deed of record in Book 7559, page 859, said Register's Office.

Together with all rents, issues and profits of the property and all damages, proceeds and consideration for acquisition of all or any part of the property through condemnation or exercise of the power of eminent domain, and together with the proceeds of any

award or claim for damages, direct or consequential, in connection with any condemnation or other taking of all or any part of the property, or for conveyance in lieu of condemnation.

This is improved property also known as 523 Bismark Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, in as full and ample a manner as the said Guilford F. Thornton, Jr., acting as Successor Trustee, has power to convey the same, but not further or otherwise.

Said property is conveyed and all covenants and warranties contained herein are, expressly subject to all matters shown on Schedule B of that certain title insurance policy issued under commitment no. 276691 issued by Attorneys Title Insurance Company for Title Insurance Company of Minnesota.

IN WITNESS WHEREOF, the said Guilford F. Thornton, Jr., acting as Successor Trustee, has hereunto set his hand as of the 4th day of December, 1992.

Guilford F. Thornton, Jr.,
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $83,831.09.

Affiant

Sworn to and subscribed before me this 4th day of December, 1992.

Notary Public

My Commission expires: 7/27/96

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

JAN 21 11 03 AM '93
DAVIDSON COUNTY

IDENTIFICATION REFERENCE

8513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Guilford F. Thornton, Jr.,Successor Trustee, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 1992.

June E. Atkinson
Notary Public

My Commission Expires: 7/27/96

JUNE E. ATKINSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

92 21 0101 03CHECK 16.00