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.
161-11C-19

BOOK 8915 PAGE 296

SUCCESSOR TRUSTEE DEED

WHEREAS, Mike Bourn, unmarried, executed a certain Deed of Trust dated January 29, 1988, to Vaden Lackey, Jr., Trustee, of record in Book 7460, page 331, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), as assumed by Larry Wade Melton as evidenced by that certain Warranty Deed dated February 17, 1989, of record in Book 7784, page 957, said Register's Office, (collectively, the "Deed of Trust"), which conveyed certain real property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated February 3, 1993, and of record in Book 8859, page 41, 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, a Notice of Federal Tax Lien Under Internal Revenue Laws dated May 2, 1991, was filed for record on May 10, 1991, in book 8349, page 357, Register's Office for Davidson County, Tennessee (the "Federal Tax Lien"), which Federal Tax Lien shows the taxpayer as being Larry W. Melton, and shows total taxes in the amount of Eleven Thousand One Hundred Ninety-Five and 01/100ths Dollars ($11,195.01); and

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated January 29, 1988, executed by Mike Bourn, unmarried, payable to the order of Fidelity Federal Savings and Loan Association of Tennessee, (now known as Union Planters National Bank) (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 5th day of March, 1993, at 12:00 o'clock noon, free from equities of redemption, 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 Sixty-Six Thousand Four Hundred Fourteen and 70/100ths Dollars ($66,414.70).

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 Unit D 401 of Townhouses at Villages of Brentwood, Resubdivision of Lot 1, phase 4, of record in book 6900, page 471, said Register's Office.
>
> Said Unit No. 401 fronts 28.13 feet on the westerly side of Yorkshire Circle and runs back a total of 106.74 feet on the northerly lot line and 82.42 feet on the southerly lot line to a line in the rear which measures 51.22 feet thereon.
>
> Being the same property conveyed to Larry Wade Melton by deed from Mike Bourn and wife, Karen H. Bourn, of record in book 7784, page 957, Register's Office for Davidson County, Tennessee.

Together with all the 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.

This is improved property also known as 322 Yorkshire Court, Nashville, Tennessee 37219.

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. 277647 issued by 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 5th day of March, 1993.

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 $66,414.70.

Affiant

Sworn to and subscribed before me this 5th day of March, 1993.

Notary Public

My commission expires: July 23, 1994

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 5th day of March, 1993.

Karyn Mulvey
Notary Public

My Commission Expires: July 23, 1994

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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IDENTIFICATION REFERENCE)

APR 13 2 15 PM '93

LLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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