pick up receipt

This instrument prepared by:
Jennifer Franks, Attorney
P. O. Box 681133
Franklin, Tennessee 37068-1133
615/794-6527

BOOK 8986 PAGE 232

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SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Secretary of U.S. Dept. of Housing and Urban Development 251 Cumberland Bend Drive Nashville, TN 37228-1803	SAME	72-14-199

This is improved property known as 1408 East Douglas Avenue, Nashville, Tennessee 37206.

WHEREAS, by Deed of Trust dated March 6, 1987 and recorded in Book 7161, page 648, and re-recorded in Book 7210, page 163, Register's Office for Davidson County, Tennessee, Michael A. Gower and Thomas W. Hendrix, both unmarried conveyed to D. Gene Merrill and Frederick E. Brooks, Trustees, 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 note secured by said deed of trust was assigned same and appointed the undersigned as Successor Trustee by instrument recorded in Book 8953, page 180, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; 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 THREE THOUSAND FOUR HUNDRED THREE AND 46/100 ($63,403.46) 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:

> Being the easterly part of Lot No. 33 on the map of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 43 feet, 1 inch on the south side of Douglas Avenue, now known as East Douglas Avenue and runs back between lines 174 feet, more or less, to an alley in the rear and measures 44 feet 6 inches therein.
>
> Being the same property conveyed to Michael A. Gower and Thomas W. Hendrix by deed from Doverton Industries, Inc. of record in Book 7161, page 645 and re-recorded in Book 7201, page 277, Register's Office for Davidson County,

Tennessee. And being the same property conveyed to Thomas W. Hendrix by deed from Michael A. Gower of record in Book 8451, page 786, said Register's Office.

Together with and including the improvements located on the aforesaid premises.

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, 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 Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Jennifer Franks as Successor Trustee, has caused this instrument to be executed this the 18th day of June, 1993.

JENNIFER FRANKS
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally apeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Jennifer Franks as 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 Nashville, Tennessee this 18th day of June, 1993.

NOTARY PUBLIC

My commission expires: 11-20-96

E. DIANNE COBLE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires November 20, 1996

93 JUN 18 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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IDENTIF. ↑ REFERENCE