Box 5C
CB

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

Address New Owner and
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.
86-7-32

BOOK 8008 PAGE 19

SUCCESSOR TRUSTEE DEED

WHEREAS, Kenneth B. Thomas and wife, Judy Marie Thomas, executed a certain Deed of Trust dated February 26, 1986, to Vaden Lackey, Jr., Trustee, as the same appears of record in Book 6795, page 802, re-recorded in Book 6831, page 559, Register's Office for Davidson County, Tennessee, as assumed by Ivy Starks, unmarried, as evidenced by that certain Warranty Deed dated September 22, 1989, of record in Book 7950, page 832, said Register's Office; and further assumed by David N. Sanders, as evidenced by that certain Warranty Deed dated July 29, 1991, of record in Book 8408, page 468, 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 April 30, 1993, and of record in Book 8943, page 215, 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, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated February 28, 1986, executed by Kenneth B. Thomas payable to the order of Fidelity Federal Savings & Loan Association of Tennessee (now known as Union Planters National Bank, successor by merger to Fidelity Federal Bank, F.S.B.) (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 3rd day of June, 1993, at 12:00 o'clock noon, free from all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which were 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 Eight-One Thousand Three Hundred Fifty-Two and 96/100ths Dollars ($81,352.96).

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 the payment by Union Planters National Bank of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Guilford F. Thornton, Jr., as Successor Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Jackson's Retreat, Phase 1, Section 2, of record in Book 5200, pages 334 and 335, as amended in Book 5972, page 96, said Register's Office
>
> Said Lot No. 71 fronts 60.00 feet on the southeasterly side of Jackson's View Road and runs back 151.79 feet on the southwesterly line and 181.46 feet on the northeasterly line to a line in the rear which measures 93.0 feet thereon.
>
> Being the same property conveyed to David N. Sanders, unmarried, deed from Ivy Starks, unmarried, of record in Book 8408, page 468, 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 1117 Jackson View Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto The Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, in fee simple forever, to whom the said Guilford F. Thornton, Jr., Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him as such Successor Trustee, 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. 278457 issued by Old Republic National Title Insurance Company.

IN WITNESS WHEREOF, the said Guilford F. Thornton, Jr., acting as Successor Trustee, has hereunto set his hand as of the 3rd day of June, 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 $81,352.96.

Affiant

Sworn to and subscribed before me this 3rd day of June, 1993.

Notary Public

My commission expires: 9-24-94

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 3rd day of June, 1993.

Myra J. Tracey
Notary Public

My Commission Expires: 9-24-94

1332 07/07 0101 03CHECK 16.00

38756
IDENTIF. ↑ REFERENCE

93 JUL -7 PM 1:02
REGISTER
DAVIDSON COUNTY, TN.