42704

IDENTIF. & REFERENCE

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FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

BOOK 9019 PAGE 1

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	72-6-43

This is improved property known as 1014 Iverson Avenue, Nashville, Tennessee 37216.

WHEREAS, by Deed of Trust dated June 8, 1988, and recorded in Book 7568, page 769, Register's Office for Davidson County, Tennessee, Daryl F. Stephens and wife, Phyllis P. Stephens, conveyed to SOUTHEAST TITLE of Tennessee, Inc., Trustee, 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 debt secured by assignment recorded in Book 8050, at page 595, Register's Office for Davidson County, Tennessee, appointed the undersigned as Successor Trustee by instrument recorded in Book 8988 page 310, 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 SEVENTY ONE THOUSAND, ONE HUNDRED FIFTY EIGHT DOLLARS AND 10/100. ($71,158.10) 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 Lot No. 71 on the Plan of Maynor Place, of record in Plat Book 843, at page 24, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Daryl F. Stephens and wife, Phyllis P. Stephens by deed from Luther L. Nations and wife, Betty J. Nations of record in Book 7568, page 766, said Register's Office.

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

(Stephens)

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 20th day of July, 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 20th day of July, 1993.

E. Dianne Coble
NOTARY PUBLIC

My commission expires: 11-20-96

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