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Record + return with receipt Box 30

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

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	136-10-A-28

[illegible] 24.00

This is improved property known as 118 Lake Forest Court, Nashville, Tennessee 37217.

WHEREAS, by Deed of Trust dated January 24, 1986, and recorded in Book 6771, page 164, Register's Office for Davidson County, Tennessee, Sanford Martin, unmarried, (and assumed by Laryn F. Wilson and wife, Eula V. Wilson) 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 debt secured by assignment in Book 8252, page 397, said Register's Office, appointed the undersigned as Successor Trustee by instrument recorded in Book 8957, page 73, 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 SEVEN THOUSAND TWO HUNDRED SEVENTEEN AND 91/100 ($67,217.91) 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:

A certain condominium apartment in Davidson County, Tennessee described as follows: Unit 3A, Lot No. 3, in a Horizontal Property Regime as shown on the condominium site plan, Section Two, Priest Lake Forest, as of record in Plat Book 5800, page 157, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sanford Martin, unmarried, by deed from Deborah Dolen Taylor, et vir, Larry Taylor of record in Book 6771, page 161, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Laryn F. Wilson and wife, Eula V. Wilson by deed from Sanford Martin, unmarried, of record in Book 7496, page 23, said Register's Office.

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

Without limitation, this conveyance of the above described property is subject to the rights of the United States to redeem the land as provided for in 26 USC 7425 (d)(1). See attached as Exhibit "A" copies of the notice provided to the U.S. and response to same.

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 27th 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 27th day of July, 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

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JENNIFER FRANKS
ATTORNEY AT LAW
P. O. BOX 681133
FRANKLIN, TENNESSEE 37068-1133
615/794-6527

June 21, 1993

Exhibit A
page 1 of 4

CERTIFIED MAIL -RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
c/o Mr. John Dyess
Special Procedures Branch
801 Broadway, Room 285
Nashville, Tennessee 37203

Re: Notice of Foreclosure Sale
118 Lake Forest Ct.,
Nashville, Tennessee 37217

Laryn Wilson
ID # [redacted]-2877
Notice of Federal Tax Lien
Book 8156, page 1, RODC, TN
copy enclosed

Dear Mr. Dyess:

By assignment of record in Book 8252, page 397, Register's Office for Davidson County, Tennessee, the Secretary of the U.S. Department of Housing and Urban Development of Washington, D.C. is the owner and holder of a note which is secured by a Deed of Trust executed by Sanford Martin, unmarried (since assumed by Laryn F. Wilson and wife, Eula V. Wilson) dated January 24, 1986, of record in Book 6771, page 164, said Register's Office.

Subject property is located at 118 Lake Forest Court, Nashville, Davidson County, Tennessee 37217 and is more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit 3A, Lot No. 3, in a Horizontal Property Regime as shown on the condominium site plan, Section Two, Priest Lake Forest, as of record

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in Plat Book 5800, page 157, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sanford Martin by deed from Deborah Dolen Taylor, et vir, Larry Taylor of record in Book 6771, page 161, said Register's Office. And being the same property conveyed to Laryn F. Wilson and wife, Eula V. Wilson by deed from Sanford Martin, unmarried, of record in Book 7496, page 23, said Register's Office.

The total outstanding indebtedness, including interest and the costs of foreclosure, due to the Secretary of Housing and Urban Development of Washington, D. C. through the date of foreclosure is approximately $67,317.41, the breakdown of which is enclosed.

The address of the party initiating the foreclosure proceedings is: U.S. Dept. of HUD, 251 Cumberland Bend Drive, Suite 200, Nashville, Tennessee 37228-1803.

An examination of the records in the Register's Office for Davidson County, Tennessee reflects the following Federal Tax Lien Notice, a copy of which is enclosed:

Taxpayer:	Address:	Date of Filing:
Laryn Wilson	118 Lake Forest Ct Nashville,TN 37217	July 19, 1990 at 10:16 A.M.

The U. S. Department of HUD has instructed me to begin foreclosure proceedings with the first publication on June 24, 1993, the second on July 1, 1993 and the third on July 8, 1993. The date of the foreclosure sale will be **TUESDAY JULY 27, 1993 at 10:15 o'clock, A.M.** at the front door of the Courthouse, Nashville, Davidson County, Tennessee, where I will proceed to sell at public outcry to the highest and best bidder for cash. A copy of the foreclosure notice is also enclosed.

This letter is being duplicated and I request that you execute a copy of this letter consenting to the sale of the above described property, thereby discharging or divesting such property of the lien heretofore described.

If you are unable to execute this letter for the purpose of consenting to the discharge of the lien, I ask you to execute a copy of this letter for the purpose of acknowledging that you received proper notice.

To the best of my knowledge the above information represents all of the facts in regard to your lien, the

Exhibit A, page 3 of 4

mortgage held by the Secretary, U.S. Dept. of HUD and the time and place of the foreclosure sale.

Very truly yours,

Jennifer Franks

Jennifer Franks
Successor Trustee

Enclosures

Consents to the discharge of the tax lien above described.

_____

Acknowledges receipt of proper notification.

_____

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

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Person to Contact:
[illegible]
Telephone Number:
(615) 736-2338
Refer Reply to:
[illegible]
Date:
June 29, 1993

JUDITH FRANKS
ATTORNEY AT LAW
105 S. CTHEAST PARKWAY, SUITE 110
FRANKLIN TN 37064

Exhibit A
page 424

Re: Notice of Sale
Taxpayer: WILSON, LARYN
Property 118 LAKE FOREST CT
Address NASHVILLE, TN 37217

Dear Ms. Franks:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated June 21, 1993 was filed on time and contains all of the required information.

If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennessee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch