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.
44-9-3

SUCCESSOR TRUSTEE DEED

WHEREAS, James E. Waters, Jr. and wife, Elizabeth A. Waters, executed a certain Deed of Trust dated September 12, 1988, to Vaden Lackey, Jr., Trustee, as the same appears of record in Book 7651, page 766, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), which conveyed certain real property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated July 7, 1993, and of record in Book 9024, page 653, 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, as of July 26, 1993, at 11:30 a.m., Central Daylight Time, there were no unreleased tax liens filed by the United States or the State of Tennessee against James E. Waters, Jr., and wife, Eliabeth A. Waters, in the Register's Office for Davidson County, Tennessee.

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated September 12, 1988, executed by James W. Waters, Jr. and wife, Elizabeth A. Waters, 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 20th day of August, 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 Fifty-Two Thousand Seven Hundred Twenty-Nine and 98/100ths Dollars ($52,729.98).

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. 270 on the Plan of Rayon City Development Company of record in Book 843, page 13, Register's Office for said County.
>
> Said Lot No. 270 fronts 50 feet on the northerly margin of Rayon Drive and extends back 97.15 feet on the westerly line and 136.65 feet on the easterly line to a dead line in the rear, measuring 66 feet thereon.
>
> Being the same property conveyed to James E. Waters, Jr., and wife, Elizabeth A. Waters by deed from Robert N. Hoff, II and wife, Karen E. Hoff as of record in Book 7651, page 763, said Register's Office.

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 210 Rayon Drive, Old Hickory, Tennessee 37138.

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. 279300 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 20th day of August, 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 $52,729.98.

Affiant

Sworn to and subscribed before me this 20th day of August, 1993.

Notary Public

My commission expires: 9-24-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 24th day of August, 1993.

Myra J Tracy
Notary Public

My Commission Expires: 9-24-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

58376
IDENTIF. & REFERENCE

93 SEP -1 PM 1:46
FELIX E. THORNTON III REGISTER
DAVIDSON COUNTY, TN.

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