Lorenzo Ramsey
Loan No. 423497

Name and address of new owner:

Secretary of Housing and Urban Development
251 Cumberland Bend Dr., Suite 200
Nashville, TN 37228-1803

Send tax bills:

Department of Housing and Urban Development
Single Family Property Disposition Branch
251 Cumberland Bend Dr.
Suite 200
Nashville, TN 37228-1803

Prepared by:

David W. McMackin
P.O. Box 198947
Nashville, TN 37219

Mail

92067
IDENTIF. & REFERENCE

93 DEC -2 AM 10:21
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

Map and Parcel No.
108-16-45
03D78004

TRUSTEE'S DEED 8881 12/02 0101 03CHECK 12.00

WHEREAS, under a Deed of Trust dated May 17, 1989, recorded in Book 7845, page 455, Register's Office, Davidson County, Tennessee, Lorenzo Ramsey, unmarried, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 8, 1991, and recorded in Book 8471, page 154, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of October 28, November 4, and 11, 1993, stating that on November 26, 1993, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property

hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Tennessee Housing Development Agency who has heretofore assigned its interest in said bid to the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns for $58,471.78, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Secretary of Housing and Urban Development of Washington, D.C., (hereinafter referred to as Grantee), his successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 24-A Zone Lot Division of Lakeview Hills, Section II, Lakeview Hills Subdivision as of record in Plat Book 5200, page 754, Register's Office for Davidson County, Tennessee, for which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Lorenzo Ramsey, unmarried, by Special Warranty Deed from NVR Federal Savings Bank, of record in Book 7845, page 450, Register's Office, Davidson County, Tennessee, and being the same property in which a one-half interest in subject real property was conveyed to Barbara Van Leer by quitclaim deed from Lorenzo Ramsey, of record in Book 8299, page 273, said Register's Office.
>
> This is improved property located at 1319 Priest Woods Court, Nashville, Tennessee 37214.
>
> The above legal description is identical to the legal description in the previous deed of record.

The Internal Revenue Service has filed a tax lien(s) against Barbara H. Vanlier, of record in Book 6608, page 449, Register's

Office, Davidson County, Tennessee. The Notice required by 26 U.S.C. § 7425(b) has been timely furnished to the United States and the sale of the above-described real property will be subject to the right of the United States to redeem subject real property.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 26th day of November, 1993.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 26th day of November, 1993.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,471.78.

Affiant

Subscribed and sworn before me, this 26th day of November, 1993.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97