Nancy G. Pfeiffer
Loan No. 484713

Name and address of new owner:	Send tax bills:	Prepared by:
Secretary of Housing and Urban Development 251 Cumberland Bend Dr., Suite 200 Nashville, TN 37228-1803	Department of Housing and Urban Development Single Family Property Disposition Branch 251 Cumberland Bend Dr. Suite 200 Nashville, TN 37228-1803	David W. McMackin P.O. Box 198947 Nashville, TN 37219

mail

Map and Parcel No.
53-3-114
04D41305

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 2, 1989, recorded in Book 7958, page 490, Register's Office, Davidson County, Tennessee, Joseph F. Wilson and wife, Barbara J. Wilson, conveyed to Richard P. Sims, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 22, 1993, and recorded in Book 9144, page 300, 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 November 25, December 2, and 9, 1993, stating that on December 17, 1993, at 12:10 p.m. 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 National Mortgage Company 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 $54,744.37, 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. 114 on the Plan of Village of Old Hickory Subdivision, Section "C," of record in Book 1424, page 66, said Register's Office.
>
> Said Lot No. 114 fronts 57.0 feet on the westerly side of Elliston Street and runs back 59.3 feet on the southerly line and 59.1 feet on the northerly line to a line in the rear which measures 57.0 feet thereon.
>
> Being the same property conveyed to Nancy G. Pfeiffer, unmarried, by deed from Joseph F. Wilson and wife, Barbara J. Wilson, of record in Book 8466, page 99, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1304 Elliston Street, Old Hickory, Tennessee 37138.
>
> The above legal description is identical to the legal description in the previous deed of record.

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 17th day of December, 1993.

D.W. McMackin
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 17th day of December, 1993.

Lori Wilson
Notary Public

LORI WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $54,744.37.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 17th day of December, 1993.

Lori Wilson
Notary Public

LORI WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-25-97

08056
IDENTIF. & REFERENCE

94 JAN 14 PM 2:56
PEGGY ANDERSON REGISTER
DAVIDSON CO. TENN.

0096 01/14 0101 03CHECK 12.00