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

94 FEB -4 PM 12:00
REGISTER
DAVIDSON COUNTY, TN.

15061

IDENTIFICATION REFERENCE

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Secretary of U.S. Dept. of Housing & Urban Development 251 Cumberland Bend Drive Nashville, Tennessee 37228-1803	SAME	**148 6 60**

This is improved property known as **215 Melmack Drive, Nashville (aka Antioch),** Tennessee **37013.**

WHEREAS, by Deed of Trust dated **May 18, 1987** and recorded in Book **7242,** page **218,** Register's Office for **Davidson** County, Tennessee, **Lee E. Hines et ux, Maria D. Hines (and assumed by Maria Denise Hines now aka Maria Dozier)** conveyed to **Gary B. Fisher,** Trustee(s) 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 of record in Book **8326,** page **273,** said Register's Office, appointed the undersigned as Successor Trustee by instrument recorded in **Book 9216, page 187,** 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 besty 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 **EIGHTY SEVEN THOUSAND SIX HUNDRED SIX AND 91/100 ($87,606.91) 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:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Murray Heights of record in Book 2663, page 37, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lee E. Hines and wife, Maria D. Hines by deed from Morris A. Phelps and wife, Cyndy S. Phelps of record in Book 7242, page 215, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Maria Denise Hines (now also known as Maria Dozier) by Quitclaim Deed

from Lee Ellis Hines of record in Book 8196, page 870, said Register's Office.

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

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 of Washington, D.C. in fee simple forever, to whom the said Jennifer Franks, as 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 **4th** day of **February**, 1994.

JENNIFER FRANKS
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary public in and for said 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 Franklin, Tennessee this **4th** day of **February**, 1994.

Laurie M. Hart
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-8-96

LAURIE M HART NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2627 02/04 0101 03CHECK 8-00