Mail w/receipt

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

94 FEB 18 AM 11:49
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE

19297

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	**42-11B** **130**

This is improved property known as **142 Heritage Trace, Madison,** Tennessee **37115.**

WHEREAS, by Deed of Trust dated **March 9, 1987** and recorded in Book **7163,** page **691,** Register's Office for **Davidson** County, Tennessee, **Janie A. J. Downs, unmarried** conveyed to **Warren H. Wild, Jr.,** 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 **8334,** page **674,** said Register's Office, appointed the undersigned as Successor Trustee by instrument recorded in **Book 9099, page 102,** 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 **ONE HUNDRED THREE THOUSAND EIGHT HUNDRED TWO AND 54/100 ($103,802.54) 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:

BEING Apartment Unit No. 142 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Janie A. J. Downs, unmarried,

by deed from Heritage Village, A Joint Venture of record in Book 7163, page 688, Register's Office for Davidson County, Tennessee.

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 18th day of February, 1994.

JENNIFER FRANKS
SUCCESSOR TRUSTEE

7255 02/18 0101 03CHECK 8.00

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 18th day of February, 1994.

Laura M. Hart
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-8-96

