WHEREAS, by deed of trust dated the 30th day of May, 1986, executed by Cecil Hannah and wife, Martha L. Hannah, and recorded in the Register's Office of Davidson County, Tennessee in Book 6878 Page 811, conveyed to Van H. Singleton, as Trustee, the hereinafter described for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth, and

WHEREAS, WILLIAM A. COHN was appointed Substitute Trustee by instruments of record in the Register's Office of Davidson County, Tennessee, Book 9118 Page 695, and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust, and

WHEREAS, in pursuance of said request that said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust by which advertisement the said sale was appointed to be held on the 10th day of February, 1994, on or about noon, at the South Steps of the Davidson County Courthouse, Nashville, Tennessee, and;

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest bidder for cash at which sale Secretary of Housing and Urban Development of Washington, D.C., being highest, best and last bidder, became the purchaser of said property at and for the sum of $45,553.51 and

WHEREAS, the foreclosure was performed in accordance with 12 U.S.C. § 1710(1)(2)(A) and there is no right of redemption in the original mortgagor or any other person;

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed; and

WHEREAS, said Source One Mortgage Services Corporation has at its request heretofore assigned its interest in said bid to said property to the Secretary of Housing and Urban Development of Washington, D.C., his successor and assigns;

NOW, THEREFORE, in consideration of the premises and of the payment by the Secretary of Housing and Urban Development of Washington, D.C., as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned William A. Cohn as Substitute Trustee, does hereby grant, bargain, sell and convey unto the said Secretary of Housing and Urban Development of Washington, D.C. as aforesaid, and unto its successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Being the westerly 40 feet of Lot No. 26 and the easterly 12.5 feet of Lot No. 27, Block "D" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County.

Said parts of Lots front 52.5 feet on the northerly side of Carmel Avenue and runs back 145 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to Cecil Hannah and wife, Martha L. Hannah, by deed from Clifford S. Owens, Jr., unmarried, of record in Book 6878, page 808, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Secretary of Housing and Urban Development of Washington, D.C., as aforesaid, and unto its successors and assigns forever, to whom the said William A. Cohn as Substitute Trustee warrants the title to the

aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

Advertising Charges	$ 1,038.32
Attorney Fees	$ 500.00
Foreclosure Reference	$ 125.00
Recording Fees	$ 8.00
Balance of Principal	$40,756.73
Interest	$ 2,537.15
Escrow Deficit	$ 291.39
Late Charges	$ 115.92
Inspections	$ 81.00
Property Protection Fees	$ 100.00
TOTAL	$45,553.51

IN TESTIMONY WHEREOF, William A. Cohn, as Substitute Trustee has executed this instrument this 10th day of February, 1994.

William A. Cohn
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF Shelby

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William A. Cohn with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Substitute Trustee, the within named bargainor, and that, he as such executed the foregoing instrument for the purpose therein contained and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal at office at Shelby, Shelby County, Tennessee, this 10th day of February, 1994.

My Commission Expires:

11/13/96

Notary Public

I or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $45,553.51, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn before me on this 10th day of February, 1994.

My Commission Expires:

11/13/96

Notary Public

Mail Tax Bills To:

Federal Housing Administration
Property Disposition
200 Jefferson, Suite 1200
Memphis, TN 38103

Property Address:

719 Carmel Avenue
Madison, TN

Prepared by and
Return to:

THE COHN LAW FIRM
Suite 300, Koger Center
65 Germantown Court
Cordova, TN 38018

CLF No.:

93-12-009

20363

IDENTIFICATION REFERENCE

94 MAR 16 AM 11:24

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL E.V.

2424 03/16 0101 03CHECK 12.00