Nazem Arakzeh
Loan No. 9001347

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

Map and Parcel No.
104-1-98
11W84780

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 15, 1985, recorded in Book 6495, page 841, re-recorded in Book 6610, page 915, Register's Office, Davidson County, Tennessee, Betty Jean Faulkner, unmarried, and Evalena Vanatta, unmarried, conveyed to Larry E. Hamilton and D. Gene Merrill, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 2, 1994, and recorded in Book 9272, page 332, 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 March 3, 7, and 10, 1994, stating that on March 25, 1994,

at 12:30 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 First Union Mortgage Corporation 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 $40,719.90, 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. 13 on the plan of Second Revised, Valley View Subdivision, Section One, of record in Book 2331, page 113, Register's Office for said County.
>
> Said Lot No. 13 fronts 50.0 feet on the southerly margin of Sentinel Drive and extends back 150.0 feet on the easterly line and 149.1 feet on the westerly line to a dead line in the rear, measuring 50.0 feet thereon.
>
> Being the same property conveyed to Nazem Arakzeh and wife, Lane Arakzeh, by deed from Betty Jean Faulkner, unmarried, and Evalena Vanatta, unmarried, of record in Book 7886, page 498, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 3819 Sentinel Drive, Nashville, Tennessee 37209.
>
> 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 25th day of March, 1994.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

0961 05/26 0101 03CHECK 12.00

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 25th day of March, 1994.

Lori Wilson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,719.90.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 25th day of March, 1994.

Lori Wilson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: 1-25-97

54576
IDENTIF. & REFERENCE

94 MAY 26 PM 2:41
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED