BOOK 9375 PAGE 370

94 JUN 10 PM 1:48
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

59978
IDENTIF. ↑ REFERENCE

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

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	**49 15** **11**

This is improved property known as **3441 Tisdall (also referred to as Tisdale) Dr. , Whites Creek,** Tennessee **37189.**

WHEREAS, by Deed of Trust dated **April 23, 1987** and recorded in Book **7218,** page **451,** Register's Office for **Davidson** County, Tennessee, **James L. Seltzer etux, Carolyn A. Seltzer (assumed by Stafford Eugene Phillips, unmarried)** conveyed to **Stephen R. Josleyn,** 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 **8633,** page **955,** said Register's Office, appointed the undersigned as Successor Trustee by instrument recorded in **Book 9345, page 933,** 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 **SIXTY THREE THOUSAND THREE HUNDRED FORTY SIX AND 26/100 ($63,346.26) 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 Lot No. 11-A on plan of Deer Meadows Subdivision as of record in plat book 6250, page 105, Register's Office for Davidson County, to which plan reference is here made for a more complete description.

Being the same property conveyed to James L. Seltzer and wife, Carolyn A. Seltzer by deed from B & R Partnership of record in Book 6274, page 566, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Stafford Eugene Phillips, unmarried, by deed from James L. Seltzer and wife, Carolyn A. Seltzer of record in Book 8280, page 521, 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 10th day of June, 1994.

JENNIFER FRANKS
SUCCESSOR TRUSTEE

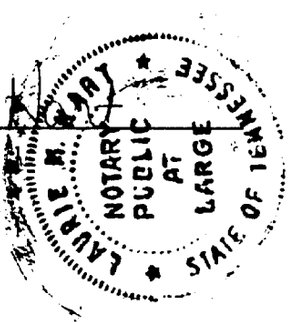
STATE OF TENNESSEE
COUNTY OF Williamson

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 10th day of June, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-8-96



4932 06/10 0101 03CHECK 8.00