BOOK 9375 PAGE 510

Barbara Jean Cole
FUMC Loan No. 020148-3

Name and address of new owner:

Secretary of Housing and Urban Development
251 Cumberland Bend Dr., Suite 200
Nashville, TN 37228-1803

Send tax bills:

Department of Housing and Urban Development
Single Family Property Disposition Branch
251 Cumberland Bend Dr.
Suite 200
Nashville, TN 37228-1803

Prepared by:

David W. McMackin
P.O. Box 198947
Nashville, TN 37219

Mail

60017
IDENTIF. ↑ REFERENCE

94 JUN 10 PM 3:22
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Map and Parcel No.
58-11-133
13DA56871

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 5, 1980, recorded in Book 5634, page 742, Register's Office, Davidson County, Tennessee, William E. Cole and wife, Barbara J. Cole, conveyed to Donald L. Poleway and D. Gene Merrill, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 24, 1994, and recorded in Book 9232, page 984, 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 February 10, 17, and 24, 1994, stating that on March 11, 1994, at 12:00 noon 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 $51,914.38, 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. 58 on the Plan of Royal Hills Subdivision, Section 3, as of record in Book 4860, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.
>
> Being the same property conveyed to William E. Cole and wife, Barbara J. Cole, by deed from Construction Properties, Inc., of record in Book 5634, page 739, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 609 Putnam Drive, Nashville, Tennessee 37218.
>
> The above legal description is identical to the legal description in the previous deed of record.

The Internal Revenue Service has filed a tax lien(s) against B. Cole, Action Advertising Specialties, of record in Book 6053, page 800, Register's Office, Davidson County, Tennessee. The

Notice required by 26 U.S.C. § 7425(b) has been timely furnished to the United States and the sale of the above-described real property will be subject to the right of the United States to redeem subject real property.

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 11th day of March, 1994.

D.W. McMackin

Substitute Trustee

4976 06/10 0101 03CHECK 12.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 11th day of March, 1994.

Kari Wilson

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $51,914.38.

D.W. McMackin, Substitute Trustee

Affiant

Subscribed and sworn before me, this 11th day of March, 1994.

Kari Wilson

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-25-97