Book 15
WTP

This Instrument Was Prepared By:
Joseph R. Prochaska
Williams and Prochaska, P.C.
401 Church St. Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNERS
AS FOLLOWS:

NAME AND ADDRESS
OF PERSON OR
ENTITY FOR PYMT OF
REAL PROPERTY TAXES:

Sec'y of Housing and Urban
Development
Property Disposition Division
Federal Housing Administration
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228

Same

BOOK 9599 PG 906

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into as of the 9th day of February, 1995, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and the Secretary of Housing and Urban Development.

WHEREAS by Deed of Trust dated the 10th day of March, 1994, of record in Book 9282, page 620, Register's Office for Davidson County, (the "Deed of Trust") Christopher Woerner and wife, Heather Woerner conveyed to L. Patrick Sandlin, as Trustee, the hereinafter described real estate, to secure payment to Community Mortgage Corporation of a Note dated March 10, 1994 (the "Note"); and

WHEREAS, the lawful holder of the Note, Resource Bancshares Mortgage Group. Inc., appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 9526, page 27, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the Nashville Record that the property would be sold at 11:15 a.m. on February 9, 1995, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on January 19, 26, and February 2, 1995, and sent a copy of such notice to Christopher Woerner and wife, Heather Woerner, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to the Secretary of Housing and Urban Development, at the price of $56,224.03, this being the highest, last and best bid,

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $56,224.03, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the Secretary of Housing and Urban Development, his successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to Wit:

> Land in Davidson County, Tennessee, being lot number 70 on the plan of "Lockland," the Chadwell Home place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee; said lot number 79 fronts fifty (50) feet on the southerly side of Forrest Avenue, formerly Morrow Street, and runs back between parallel lines 170 feet to an alley.

BOOK 9599 PG 907

Property address: 1802 Forrest Avenue
Nashville, Tennessee 37206

To have and to hold the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, dower, curtesy, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

JOSEPH R. PROCHASKA
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia L Stone a Notary Public of said County and State, Joseph R. Prochaska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand, at Office, this 21st day of February, 1995.

Patricia L Stone
Notary Public

My Commission Expires: 9-26-98

NO RECORDING TAX IS DUE UPON RECORDATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty-six thousand two hundred twenty-four and 03/100 Dollars ($56,224.03).

Joseph R. Prochaska, Affiant

Sworn to and Subscribed before me,
this 21st day of February, 1995.

Patricia L Stone
Notary Public

My Commission Expires: 9-26-98

F:\WPFILES\RBMG\WOERNER\DOCS\SUCTRUS.DD

35842
IDENTIFICATION REFERENCE

95 FEB 21 PM 4:11
REGISTER
DAVIDSON COUNTY, TN.

3546 02/21 0101 03CHECK 8.00