Phyllis M. Davis
Loan No. 405923

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.
50-15-179
12DZ42430

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 15, 1987, recorded in Book 7354, page 922, as corrected by deed of trust dated December 8, 1987, recorded in Book 7438, page 456, Register's Office, Davidson County, Tennessee, Phyllis M. Davis, conveyed to Phillip E. Hill, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 11, 1994, and recorded in Book 9443, page 745, 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 January 26, February 2, and 9, 1995, stating that on February 17, 1995, at 12:20 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 Tennessee Housing Development Agency 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 $63,346.31, 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. 28 on the Plan of Sky View Subdivision, of record in Book 2331, pages 54 and 55, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Phyllis M. Davis and John Porter Dobson by deed from B & W Investments, a partnership consisting of Jim Woolems and Alex Bonner, of record in Book 7354, page 919, Register's Office, Davidson County, Tennessee, and being the same property conveyed to Phyllis M. Davis by quitclaim deed from John Porter Dobson, of record in Book 7438, page 454, said Register's Office.
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> This is improved property located at 304 Oakview Drive, Nashville, Tennessee 37207.

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 17th day of February, 1995.

D.W. McMackin
Substitute Trustee

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 17th day of February, 1995.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

0533 03/15 0101 03CHECK 12.00

The actual consideration or value, whichever is greater, for this transfer is $63,346.31.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 17th day of February, 1995.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

42236
IDENTIF. & REFERENCE

95 MAR 15 PM 3:18
REGISTER
DAVIDSON COUNTY, TN.