Steven W. Pillow
BNMI Loan No. 130325
FHA case no. 483-0688460203

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 Drive, Suite 200 Nashville, TN 37228-1803	David W. McMackin 5200 Maryland Way Suite 105 Brentwood, TN 37027 Map & Parcel No. 82-9-32 01W20075

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 4, 1979, recorded in Book 5432, page 471, Register's Office, Davidson County, Tennessee, Maurice U. Collins and Jean Louise Collins, both unmarried persons, conveyed to Ernest W. Turnbull, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 19, 1995, and recorded in Book 9586, page 711, 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 May 17, 24 and 31, 1995, stating that on June 9, 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;

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 for $18,731.21, 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), its successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being the northwesterly one-half of Lot No. 19 on the North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, Register's Office for said County.
>
> SAID part of Lot No., 19 fronts 30.0 feet on the northeasterly margin of 7th Avenue North, formerly Vine Street, and extends back 173.25 feet on the northwesterly line and 172.88 feet on the southeasterly line to a dead line at an alley, measuring 30.0 feet thereon.
>
> BEING the same property conveyed to Stephen W. Pillow, a single person, by deed from Claudia C.S. Baldwin, a widow, of record in Book 7651, page 20, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1308 7th Avenue North, Nashville, TN 37208.
>
> 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 9th day of June, 1995.

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 9th day of June, 1995.

Notary Public

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/25/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,731.21.

Affiant

Subscribed and sworn before me, this 9th day of June, 1995.

Notary Public

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/25/98

0092002
IDENTIF. # REFERENCE

95 AUG 22 PM 2:19

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