This Instrument Prepared by:

Leitner, Warner, Moffitt, Williams
Dooley, Carpenter & Napolitan
2300 First American Center
Nashville, Tennessee 37238-2300

IDENTIF. ↑ REFERENCE 0111888

95 OCT 13 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $68,148.20 (Tax Exempt)

AFFIANT

Subscribed and sworn to before me, this the 29th day of September, 1995.

NOTARY PUBLIC

My commission expires: 1-20-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:
Secretary of Housing and
Urban Development
251 Cumberland Bend Drive
Suite 200
Nashville, TN 37228-1803

SEND TAX BILLS TO
Same

MAP-PARCEL NO.:
083-06-0-042.00

6448 10/13 0101 03CHECK 8.00

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 29th day of September, 1995, by and between Elizabeth M. Wilson, Successor Trustee, hereinafter referred to as the "FIRST PARTY," and Secretary of Housing and Urban Development, its successor and assigns, hereinafter referred to as the "SECOND PARTY,"

WITNESSETH:

WHEREAS, on the **10th day of October, 1986, Janice L. McGinnis and Curtis R. McGinnis Jr. and wife, Juanita R. McGinnis** executed a deed of trust to **Stephen R. Josleyn,** Trustee, to secure the payment of a promissory note in the original principal amount of **$50,187.00** payable to the order of **City Fed Mortgage Company ("Lender")** (the "Note"), said Note being payable in monthly installments as set forth in said deed of trust, which is of record in **Book 7020, page 820,** Register's Office of **Davidson** County, Tennessee, (the "Deed of Trust"), to which reference is hereby made; and

WHEREAS, Lender assigned the Deed of Trust to City Federal Savings Bank by assignment of record in Book 7020, page 825, re-recorded in Book 7077, page 459, said Register's Office who subsequently assigned said Deed of Trust to the Secretary of Housing and Urban Development ("HUD") by assignment of record in **Book 7818, page 630** Register's Office of said County, Tennessee; and

WHEREAS, the trustee named in the Deed of Trust was unable to act as Trustee under said Deed of Trust and Elizabeth M. Wilson was appointed Successor Trustee by the owner and holder of said Note, which appointment is of record in Book 9788, page 241, in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said Note and the holder thereof directed FIRST PARTY to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of said Note and Deed of Trust; and,

WHEREAS, FIRST PARTY did advertise said property for sale in accordance with the terms and provisions of said Note and Deed of Trust, notices of the time and place of said sale being published in The Nashville Record on September 7, 14 and 21, 1995; and,

WHEREAS, FIRST PARTY appeared at the time and place stated and caused the said property to be sold at the front door of the Courthouse in said County, Tennessee, on September 29, 1995; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Sixty-Eight Thousand One Hundred Forty-Eight and 20/100 ($68,148.20) Dollars, and said sum of said bid having been paid or credited, the receipt thereof is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, FIRST PARTY has this day bargained and sold and does by these presents transfer and convey unto SECOND PARTY, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No.31, Block C, Map showing subdivision of Lots 8, 9, 10 and part of Lot No. 7 in Block "A", Lots No. 13 and 14 in Block "B", All of Block "C" in Subdivision of Weakley Place as recorded in Book 547, page 12, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janice L. McGinnis, Curtis R. McGinnis Jr. and wife, Juanita McGinnis by deed of record in Book 7020, page 817, said Register's Office.

This property is known as **901 N. 16th Street, Nashville, Davidson County, Tennessee 37206**.

TO HAVE AND TO HOLD the aforesaid real estate unto the said SECOND PARTY, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

This conveyance is subject to any and all taxes that may be a lien against said property, restrictive covenants, easements and all other matters of record.

AND, Elizabeth M. Wilson, Successor Trustee, does further covenant and bind her successors and assigns to warrant and defend the title to said land only as to such title coming by, through or under her as trustee to the said SECOND PARTY, its successors and assigns, and not otherwise.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set her signature, this the day and above written.

Elizabeth M. Wilson
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, Successor Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the person who executed this instrument for the purposes therein expressed.

WITNESS my hand and seal this 29 th day of September, 1995.

Mary P. Barkley
NOTARY PUBLIC

My commission expires:
12-20-96

NOTARY PUBLIC AT LARGE
MARY P. BARKLEY
DAVIDSON COUNTY, TENN.