This Instrument Prepared by:

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

0111945
IDENTIF. & REFERENCE

95 OCT 13 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $146,230.39 (Tax Exempt)

Elizabeth M. Wilson
AFFIANT

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

Mary P. Barkley
NOTARY PUBLIC

NOTARY PUBLIC KY WASH AT LARGE DAVIDSON CO. TENN

My commission expires:
1-20-99

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.:
149-02-0-A-651.00 CO

6510 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 **26th day of July, 1988**, **Garry L. Morrow and wife, Carolyn J. Morrow** executed a deed of trust to **D. Gene Merrill and Frederick E. Brooks**, Trustees, to secure the payment of a promissory note in the original principal amount of **$89,950.00** payable to the order of **Atlantic Coast 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 7614, page 675**, 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 various entities who subsequently assigned the Deed of Trust to the Secretary of Housing and Urban Development ("HUD"), the current beneficiary of the Deed of Trust and owner and holder of the Note; 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 245, 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 One Hundred Forty-Six Thousand Two Hundred Thirty and 39/100 ($146,230.39) 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:

Being Lot No. 81 on the plan of Piccadilly Square, Phase I, of record in Book 5200, pages 720, 721, 722 Register's Office for Davidson County, Tennessee. .

Being the same property conveyed to Garry L. Morrow and wife, Carolyn J. Morrow by deed from Donna K. Farley, John William Farley and wife, Juanita Farley of record in Book 7614, page 672, said Register's Office.

This property is known as **1213 Lambeth Way, Nashville, Davidson County, Tennessee**.

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 including delinquent real property taxes, the recorded plat, condominium documents and restrictions, restrictive covenants, easements and matters of record or other matters which may be superior to the Deed of Trust. Said conveyance is also subject to the right of redemption of the Internal Revenue Service of the United States of America, pursuant to the provisions of 26 U.S.C. §7425, by virtue of federal tax liens of record in **Federal Lien Book 9669, page 507,** said Register's Office (hereinafter the "Federal Tax Lien"). Proper notice as required by 26 U.S.C. 7425 and/or by Tenn. Code Ann. §67-1-1433(b)(1) respectively has been timely given by certified mail, return receipt as provided for in 26 U.S.C. § 7425 and/or Tenn. Code Ann. §67-1-1433(b)(1).

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 29th day of September, 1995.

NOTARY PUBLIC

My commission expires
1-20-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.