This Instrument Prepared by:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 63,277.83 (Tax Exempt)

AFFIANT

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

NOTARY PUBLIC

My commission expires: 1-20-99

0111947 IDENTIF. ↑ REFERENCE

95 OCT 13 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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.:
083-14-0 321.00

6512 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 **11th day of July, 1986**, **Arthur J. Masters and wife, Stephanie Masters** executed a deed of trust to **William D. Castleman**, Trustee, to secure the payment of a promissory note in the original principal amount of **$40,250.00** payable to the order of **CFS Mortgage Corporation ("Lender")** (the "Note"), said Note being payable in monthly installments as set forth in said deed of trust, which is of record in **Book 6971, page 275**, 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 the Secretary of Housing and Urban Development ("HUD") by assignment of record in **Book 8208, page 444** 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 259, 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-Three Thousand Two Hundred Seventy-Seven and 83/100 ($63,277.83) 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 the easterly half of Lot No. 54 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County, and described as follows:

Said part of Lot No. 54 fronts 32 1/2 feet on the southerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Spa Realty Inc. by deed from Arthur J. Masters et ux of record in Book 7072, page 410, said Register's Office, and being the same property conveyed to Thomas E. Green and Mary H. Boyd by deed from Spa Realty Inc. of record in Book 7962, page 716, said Register's Office with said Deed of Trust being assumed by Thomas E. Green and Mary H. Boyd by language set forth in said deed.

This property is known as **1802 Boscobel St. 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 29th day of September, 1995.

Mary P. Barkley
NOTARY PUBLIC

My commission expires:
1-20-99

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