BK/ 10019 PG 147

This Instrument Prepared by:

Leitner, Warner, Moffitt,
Williams, Dooley & 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 $ 71,184.27 (Tax Exempt).

[illegible]
AFFIANT

Subscribed and sworn to before me, this the 12th day of April, 1996.

Lynda K. Deering Love
NOTARY PUBLIC

My commission expires:
3-24-98

**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.:**
061-07-0 104.00

## SUCCESSOR TRUSTEE'S DEED

**THIS INDENTURE,** made and entered into on this the 12th day of April, 1996, 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 **29th day of September, 1988**, **Rickie D. Ridley and Theresa A. Williams, both unmarried** executed a deed of trust to **Phillip Stephen Freeman** Trustee, to secure the payment of a promissory note in the original principal amount of **$54,050.00** payable to the order of **Century 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 7670, page 19** 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 Florida Group, Inc. by assignment of record in Book 7670, page 25, said Register's Office, which subsequently assigned the Deed of Trust to Trust America Resources, Inc. by assignment of record in Book 7704, page 226, said Register's Office, which subsequently assigned the Deed of Trust to Governmant National Mortgage Association by assignment of record in Book 8487, page 847, said Register's Office which assigned the Deed of Trust to the Secretary of Housing and Urban Development by assignment of record in Book 8487, page 849, said Register's Office; 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 9983, page 945**, 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 March 21, 28, April 4, 1996; 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 April 12, 1996; and,

**WHEREAS**, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Seventy-One Thousand One Hundred Eighty-four & 27/100 ($71,184.27) 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. 11, Block "E" on the Plan of Broadmoor, as of record in Book 547, page 161 and 162, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 11 fronts 50 feet on the southerly side of Broadmoor Drive, formerly Woodruff Drive, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Ricky D. Ridley and Theresa A. Williams, both unmarried by deed of record in Book 7670, page 16 said Register's Office, with said parties having since married.

This property is known as **902 Broadmoor Drive, 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, 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 date above written.

PICK-UP

**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 12th day of April, 1996.

**NOTARY PUBLIC**

My commission expires:
3-21-98

C HUD RIDLEY DED

IDENTIFICATION REFERENCE
117460