BK/ 10019 PG 154

This Instrument Prepared by:

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

95 APR 17 PM 1:03

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,931.23 (Tax Exempt).

Elizabeth M. Wilson
AFFIANT

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

Lynda K. Deering Love
NOTARY PUBLIC

My commission expires:
3-21-98

NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE
017246 3

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.:
107-13-0-A
1.00 CO

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 **7th day of October, 1985, Dorothy S. Copeland, unmarried** executed a deed of trust to **D. Gene Merrill and Frederick E. Brooks** Trustee, to secure the payment of a promissory note in the original principal amount of **$45,750.00** 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 6680, page 646** 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 Lincoln Service Corporation by assignment of record in Book 8672, page 329, said Register's Office, which assigned the Deed of Trust to the Secretary of Housing and Urban Development, of record in Book 8678, page 851, 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 9333, Page 720**, 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 Sixty-Five Thousand Nine Hundred Thirty-one & 23/100 ($65,931.23) 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:

A certain condominium in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 901 in Four Maples Condominium, a horizontal property regime, as shown on the Plat of record in Book 5200, page 283, Register's Office for said County, to which plan reference is here made and otherwise known as 901 Coarsey Drive, Nashville, Tennessee.

Being the same property conveyed to Dorothy S. Copeland by deed of record in Book 6680, page 643, said Register's Office and being the same property conveyed to American Realty Company by deed of record in Book 7181, page 870, said Register's Office and being the same property conveyed to Joseph E. Wolf by deed of record in Book 8131, page 611, said Register's Office.

This property is known as **901 Coarsey Drive, Nashville, Davidson County, Tennessee 37138.**

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, including but not limited to, Master Deed and By-Laws of record in Book 5200, page 283, and Book 5657, page 438 and Book 5660, page 185, said Register's Office, and 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 **Book 7711, page 770; Book 8673, page 21; Book 9021, page 227; Book 7642, page 681 and Book 9021, page 271, and Book 9775, page 154**, 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 date 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 12th day of April 1996.

Lynda K. Downing Jones
NOTARY PUBLIC

My commission expires: 3-21-98

C. HUD WOLF DED

NOTARY PUBLIC AT LARGE