BOOK 10216 PG 105

James R. Sawyer, Jr.
BNMI Loan No. 424012
FHA Case No. 483-1642699703

Name and address of new owner:	Send tax bills:	Prepared by:
Secretary of Housing and Urban Development 251 Cumberland Bend Dr., Suite 200 Nashville, TN 37228-1803	Department of Housing and Urban Development Single Family Property Disposition Branch 251 Cumberland Bend Drive, Suite 200 Nashville, TN 37228-1803	David W. McMackin 5200 Maryland Way Suite 105 Brentwood, TN 37027 Map & Parcel No. 150-03-21

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 16, 1990 recorded in Book 8068, page 216, re-recorded in Book 8079, page 456, re-re-recorded in Book 8085, page 883, Register's Office, Davidson, County, Tennessee, James R. Sawyer, Jr. and wife, Denise R. Sawyer, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 4, 1995, and recorded in Book 9914, page 258, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of December 7, 14 and 21, 1995 stating that on December 29, 1995, at 12:00 noon at the south door of the courthouse in

Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Boatmen's National Mortgage, Inc. who has heretofore assigned its interest in said bid to the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns for $68,867.37, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Secretary of Housing and Urban Development of Washington, D.C., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 7, on the Plan of The Country, Section 1, as of record in Book 4955, page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to James R. Sawyer, Jr. and wife, Denise R. Sawyer, by deed from Household Bank, F.S.B., of record in Book 8068, page 213, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 3401 Harvest Court, Antioch, Tennessee 37013.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 29th day of December, 1995.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 29th day of December, 1995.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: 7/25/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $68,867.37.

Affiant

Subscribed and sworn before me, this 29th day of December, 1995.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: 7/25/98

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IDENTIF. & REFERENCE

96 OCT -4 PM 12:13
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

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