BOOK 10223 PG 674

This Instrument Prepared by:

Leitner, Williams,
Dooley & Napolitan, PLLC
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 $ 89,518.89 (Tax Exempt).

AFFIANT

Subscribed and sworn to before me, this the 11th day of October, 1996.

NOTARY PUBLIC
My commission expires: 3-21-98

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.:
148-5 150

7241 10/11 0101 03CHECK 8.00

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 11th day of October, 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 **28th day of February, 1987**, **Becky Hill Denson** executed a deed of trust to **Jackson W. Moore**, Trustee, to secure **the** payment of a promissory note in the original principal amount of **$69,286.00** payable to **the order of Germantown Trust Savings Bank ("Lender")** (the "Note"), said Note being payable in monthly installments as set forth in said deed of trust, which is of record in **Book 7166, page 177** 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 Mortgage Corporation of the South by assignment of record in Book 7166, page 183, said Register's Office, which assigned the Deed of Trust to the Secretary of Housing and Urban Development ("HUD") by assignment not of record ; and

WHEREAS, Lender, its successors and assigns assigned the Deed of Trust to the Secretary of Housing and Urban Development ("HUD") by assignment of record in the 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 10200, page 822**, in the Register's Office for **Davidson** County; 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 19 & 26 and October 3, 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 October 11, 1996; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Eighty-Nine Thousand Five Hundred Eighteen & 89/100 ($89,518.89) Dollars, 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, TN being Lot No. 63 on the Plan of Haywood Acres, Section One, as of record in Book 2900, page 17, RODC, TN, more particularly described as follows:

BEGINNING at a point in the southerly margin of Willard Drive, the common front corner of Lots Nos. 62 and 63 on said plan; thence southwestwardly 231.8 ft. to a point; thence eastwardly 193.8 ft. to a point in the west margin of Margo Lane; thence northeastwardly along said Margo Lane 196.95 ft. to a point which is the beginning of a curve; thence around said curve 39.27 ft. to the southerly margin of Willard Drive; thence westwardly 150 ft. to the point of beginning.

BEING the same property conveyed to Becky Hill Denson by Patrick Allen Willis and wife, Kathryn Lynn Willie by deed of record in Book 7166, page 174, said Register's Office.

This property is known as **301 Willard 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 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.

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

PICK-UP

96 OCT 11 PM 3:37
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0235371

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 11th day of October, 1996.

NOTARY PUBLIC

My commission expires: 3-2-98

C:\HUD\DENSON.DED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN