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 $ 72,332.54 (Tax Exempt).

AFFIANT

Subscribed and sworn to before me, this the 8th day of November, 1996.

NOTARY PUBLIC

My commission expires: 3-21-98

96 NOV 14 PM 12:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0246492
IDENTIF. ↑ REFERENCE

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.:
133-07-0 201.00

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 8th day of November, 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,"

1211 11/14 0101 03CHECK 8.00

WITNESSETH:

WHEREAS, on the **26th day of August, 1987, Joseph Lynn Carrere, Sr. and Janet R. Jacobs, both unmarried,** executed a deed of trust to **Tim N. Taylor,** Trustee, to secure the payment of a promissory note in the original principal amount of **$62,280.00** payable to the order of **Capitol 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 7339, page 666** 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 MLA, Inc. by assignment of record in Book 7339, page 672, said Register's Office; which assigned the Deed of Trust to The New York Guardian Mortgagee Corp., by assignment of record in Book 7385, page 816, said Register's Office, which was later assigned to the Secretary of Housing and Urban Development, by assignment of record in Book 9103, page 70, 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 10227, page 186**, 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 October 10, 17 and 24, 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 November 8, 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-Three Thousand Three Hundred Thirty-Two & 54/100 Dollars ($73,332.54) 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. 21 on the plan of Farley Heights, Second Addition, of record in Book 2330, page 100, Register's Office for said County.

Said Lot No. 21 fronts 97.0 feet on the northerly margin of Wheeler Avenue and extends back 184.1 feet on the easterly line and 201.9 feet on the westerly line to a broken line in the rear, measuring 100.7 feet thereon.

Being the same property conveyed to Joesph Lynn Carrere, Sr. and Janet R. Jacobs, both unmarried by deed of record in Book 7339, Page 663, Register's Office for Davidson County, Tennessee.

This property is known as **172 Wheeler Avenue, 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, including but not limited to a Financing Statement in favor of the Electric Power Board of the Metropolitan Government of Nashville & Davidson County, of record in Book 8477, page 939, said Register's Office; Easement of record in Book 3466, page 604, said Register's Office, Plan of record in Book 2330, page 100, said Register's Office and Restrictive Covenants of record in Book 2708, page 370, said Register's Office.

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 8th day of November, 1996.

NOTARY PUBLIC

My commission expires: 3-21-98

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