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 $ 140,805.10 (Tax Exempt).

AFFIANT

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

NOTARY PUBLIC

My commission expires: 3-31-98

0246494 IDENTIF. ↑ REFERENCE

96 NOV 14 PM 12:41 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN. PICK-UP

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.:
108-16-0 146.00

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,"

1213 11/14 0101 03CHECK 8.00

WITNESSETH:

WHEREAS, on the **31st day of July 1985**, **Ronald D. Binkley,** executed a deed of trust to **Joseph A. Morris,** Trustee , to secure the payment of a promissory note in the original principal amount of **$77,250.00** payable to the order of **Morris Mortgage Corp. ("Lender")** (the "Note"), said Note being payable in monthly installments as set forth in said deed of trust, which is of record in **Book 6623, page 483,** 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 Colwell Financial Corporation, by assignment of record in **Book 6691, page 438, and re-recorded in Book 6698, page 570**, who assigned the Deed of Trust to Government National Mortgage Association by assignment of record in **Book 8433, page 166,** who assigned the Deed of Trust to Standard Federal Savings Bank fka Standard Federal Savings and Loan Association by assignment of record in **Book 8433, page 168,** who assigned the Deed of Trust to The Secretary of Housing and Urban Development by assignment of record in **Book 8433 page 170,** all 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 9788, page 221**, 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 17, 24 and 31, 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 One Hundred Forty Thousand Eight Hundred Five & 10/100 Dollars ($140,805.10) 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:

Being Lot No. 78-A on the Plan of Zone Lot Division of Lot 78, of Section 4 of Lakeview Hills Subdivision, as of record in Plat Book 6250, page 533, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald D. Binkley by deed from Elm Hill Builders of record in Book 6623, page 480, said Register's Office.

This property is known as **3101 Priestwood Drive, Nashville, Davidson County, Tennessee 37214**.

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

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.

Lynda K. Downing Howe
NOTARY PUBLIC

My commission expires: 3-21-98

C:\HUD\BINKLEY.DED

LYNDA K. DOWNING HOWE NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.