SUBSTITUTE TRUSTEE'S DEED BOOK 10441 PG 292

WHEREAS, by Deed of Trust dated the 31st day of July, 1993 and recorded in the Register's Office of Davidson County, Tennessee, at **Book 9041 Page 310**, Gary S. Blackwell and Selena O. Blackwell conveyed to D. M. Grisham, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **Clifton E. Darnell** was appointed Substitute Trustee by instrument of record at **Book 10336 Page 528** in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on December 5, 12 and 19, 1996, in THE NASHVILLE RECORD, by which advertisement the sale was held on the 5th day of February, 1997, at the main South entrance of the Courthouse of Davidson County, Tennessee in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Regions Mortgage, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $60,586.01; and

WHEREAS, the said Regions Mortgage, Inc., has assigned its interests in the said property to the Secretary of Housing and Urban Development, his successors and assigns; and

WHEREAS, the said Regions Mortgage, Inc., being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Regions Mortgage, Inc., as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto to the **Secretary of Housing and Urban Development**, Cumberland Bend Office Center, 251 Cumberland Bend Drive, Suite 200, Nashville, TN 37228-1803, his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being **Lot No. 140 on the plan of Gra-Mar Acres, Section I**, as of record in **Book 2133, Page 27,** Register's office for said county, to which plat reference is hereby made for a more complete description. The last recorded warranty deed was filed of record at **Book 9041, Page 307** in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Secretary of Housing and Urban Development**, Cumberland Bend Office Center, 251 Cumberland Bend Drive, Suite 200, Nashville, TN 37228-1803, his successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

0301101
IDENTIFICATION REFERENCE

97 MAY -5 AM 9:53
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

6846 05/05 0101 03CHECK 8.00

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 5th day of February, 1997.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of February, 1997, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 9/17/97

NO TAX - GOVERNMENTAL AGENCY

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Title file#: C. T. 00281592
MS&P#:Blackwell 198.961773TN
Regions Loan#: 911395-2

Property Address: **727 Maplewood Lane, Nashville, TN 37216**
Tax Parcel ID No. **Map 61-06, Parcel 35**

THIS INSTRUMENT PREPARED BY & RETURN TO:
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, Tennessee 38105

Mail Tax Notices To and Property Owner:
Secretary of Housing and Urban Development
Cumberland Bend Office Center
251 Cumberland Bend Drive, Suite 200
Nashville, TN 37228-1803