BOOK 10475 PG 364

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
$ 92,800.00

Robert J Terry
AFFIANT

Subscribed and sworn to before me, this the 2nd day of June, 1997.

Lynda K. Dawson Howe
NOTARY PUBLIC

My commission expires:
2-21-98

97 JUN -2 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0310915
IDENTIF. ↑ REFERENCE

ADDRESS NEW OWNER:
Robert J. Terry
112 Acklen Park Dr.
Nashville TN 37203

SEND TAX BILLS TO
Same

MAP-PARCEL NO.:
103-3-112

SUCCESSOR TRUSTEE'S DEED

7648 06/02 0101 03CHECK 352.36

THIS INDENTURE, made and entered into on this the 2nd day of June, 1997, by and between Elizabeth M. Wilson, Successor Trustee, hereinafter referred to as the "FIRST PARTY," and Robert J. Terry, unmarried, its successor and assigns, hereinafter referred to as the "SECOND PARTY,"

WITNESSETH:

WHEREAS, on the 31st day August, 1990, Charlie Simpson, unmarried, executed a deed of trust to Joshua Safeek, Trustee, to secure the payment of a promissory note in the original principal amount of **$70,584.00** payable to the order of **Park Avenue Mortgage Company Inc. ("Lender")** (the "Note"), said Note being payable in monthly installments as set forth in said deed of trust, which is of record in **Book 8189, page 242,** 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 various entities with the Secretary of Housing and Urban Development ("HUD"), being the current owner and holder of the Note and Deed of Trust; 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 10341, page 562,** 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 May 8, 15 and 22, 1997; 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 May 30, 1997; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Ninety-Two Thousand Eight Hundred & no/100 ($92,800.00) 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:

> Being part of block 25 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County described as follows: Beginning on the southerly margin of Idaho Avenue at a point 60 feet west of the southwest corner of said Avenue and 50th Avenue North, formerly 9th Street; thence with the southerly margin of said Avenue westerly 50 feet; thence at right angles southerly 150 feet to the northerly margin of an alley; thence with said alley easterly 50 feet; thence at right angles northerly 150 feet to the beginning.

This property is known as **5003 Idaho Avenue, Nashville, 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, 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)

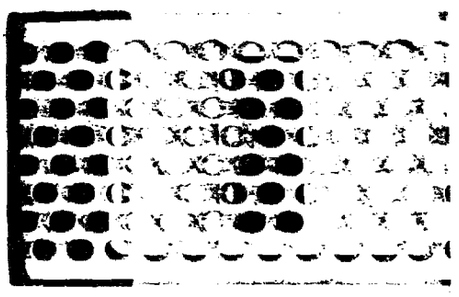
Before me, a Notary Public, in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, Successor Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the person who executed this instrument for the purposes therein expressed. WITNESS my hand and seal this 2nd day of June, 1997.

NOTARY PUBLIC

My commission expires: 3-21-98

C:\HUD\SIMPSON.DED

NOTARY PUBLIC AT LARGE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10475 PG 366

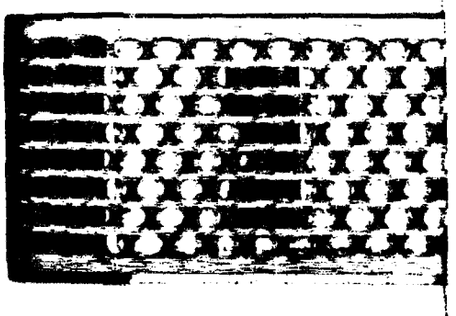
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	92800.00
CON TX	343.36
PRFEE	1.00
MDEED	8.00
TOTAL	352.36
CHECK	352.36

06/02/97 01 14:50 0001 7648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0310915
IDENTIF. ↑ REFERENCE

97 JUN -2 PM 2:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157590