SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 25, 1988, a deed of trust was executed by Ali Akbar Rezanejad Farkoshi and wife, Shahrzad Behraminejad, conveying to Vaden Lackey, Jr., Trustee, certain real property as the same appears of record in the Office of the Register of Davidson County, Tennessee, in Book 7479, Page 421 (the "Deed of Trust"); and

WHEREAS, the property was transferred by Warranty Deed from Ali Akbar Rezanejad Farkoshi and wife, Shahrzad Behraminejad to Tonya Marie Turner as recorded in Book 10119, Page 263, and rerecorded in Book 10696, Page 189 in the Register's Office of said County; and

WHEREAS, the transfer of subject property was made subject to the above referenced Deed of Trust; and

WHEREAS, the above named trustee has been replaced by E. Franklin Childress, Jr., Clifford D. Pierce. Jr., and J. Allen Roberts, as substitute trustees, as recorded in Book 10303, Page 571 in said Register's Office, any one of whom is empowered to serve with all the title, powers, and duties of the original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, Union Planters Bank, National Association, as the owner by assignment thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD, a weekly newspaper published in Nashville, Tennessee, the first insertion appearing on January 28, 1999, and subsequent insertions appearing on February 4, 1999 and February 11, 1999, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at twelve o'clock (noon) on Friday, February 26, 1999, being the time and at the north door of the Court House, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Union Planters Bank, National Association, at and for the sum of $98,864.06, which is the highest and best bid in connection therewith;

WHEREAS, Union Planters Bank, National Association, directed and instructed the undersigned to transfer, convey and assign the real estate described in the Deed of Trust to the Department of Housing and Urban Development and to deliver the deed of reconveyance to said Department;

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Department of Housing and Urban Development, the following real estate situated and located in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Forest View Park, Section VII, as of record in Plat Book 6900, Page 162, amended in Book 7430, Page 753, said Register's Office.
>
> Said Lot No. 219 fronts a total of 65.47 feet on the easterly side of Owendale Drive and runs back 87.50 feet on the northerly lot line and 87.06 feet on the southerly lot line to a line in the rear which measures 73.32 feet thereon.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Register's Office of Davidson County. The conveyance of the aforesaid property is subject to Order entered by the United States District Court for the Middle District of Tennessee, Nashville Division in case of United States of America v Tonya Turner #3:97-00107-23 and the restrictions provided therein as set forth below.

The real property described herein may not be sold at any time by the Department of Housing and Urban Development or any party purchasing therefrom to any of the following:

Tonya Turner, Sean McQuiddy and/or Darrell McQuiddy, any relative or agent of Tonya Turner, Sean McQuiddy and/or Darrell McQuiddy, any person acting on behalf of Tonya Turner, Sean McQuiddy and/or Darrell McQuiddy in any capacity, as well as any entity or business owned or operated by Tonya Turner, Sean McQuiddy and/or Darrell McQuiddy or in which Tonya Turner, Sean McQuiddy and/or Darrell McQuiddy has a financial interest, as well as any entity or business owned or operated by any relative of Tonya Turner, Sean McQuiddy and/or Darrell McQuiddy, or in which any relative of Tonya Turner, Sean McQuiddy and/or Darrell McQuiddy has a financial interest.

Any purchaser of the real property as described shall be required to sign an affidavit at the time of purchase, certifying under penalty of perjury that the purchaser does not fit any of the foregoing criteria set forth in the paragraph above and the said purchaser is aware of the court ordered restrictions as to the sale of the real property.

IN WITNESS WHEREOF, E. Franklin Childress, Jr., as Substitute Trustee has hereunto set his hand this the 26th day of February, 1999.

E. FRANKLIN CHILDRESS, JR.
SUBSTITUTE TRUSTEE

RECORDERS MEMO
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STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of February, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared E. Franklin Childress, Jr. to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

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

NOTARY PUBLIC

ROSE A. BYBEE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

My Commission Expires: 9-25-01

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $98,864.06 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

My Commission Expires Sept 25, 2001

AFFIANT

Subscribed and sworn to before me on this 26th day of February, 1999.

NOTARY PUBLIC

ROSE A. BYBEE NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE

My Commission Expires:
9-25-01

My Commission Expires Sept 25, 2001

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Conveyance to a Government Entity- Exempt from Payment of Transfer Tax

PROPERTY ADDRESS: 3040 Owendale Drive
Antioch, TN 37013

MAIL TAX NOTICE TO: Department of Housing and Urban Development
251 Cumberland Bend Drive
Suite 200
Nashville, TN 37228-1803

PREPARED BY AND RETURN TO: WYATT, TARRANT & COMBS
6075 Poplar Avenue, Suite 650
Memphis, Tennessee 38119

CLT150-09-0-A-65.00

MAIL ENV.

99 MAY 12 AM 10:04

BILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIFIER & REFERENCE

0585987

5000 05/12 0101 02CHECK 14.00