RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Matthew A. Brown Jennifer M. Brown and Elizabeth Curtis Brown

GRANTEE
Secretary of Housing and Urban Development of Washington, D.C.

Davidson County DEEDTRS
Recvd: 08/07/03 16:00 3pgs
Fees:17.00 Taxes:0.00
20030807-0112900

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 19, 1996 and recorded on April 23, 1996 at Book 10024, Page 77 in the Register's Office of Davidson County, Tennessee, Matthew A. Brown, Jennifer M. Brown, and Elizabeth Curtis Brown conveyed to Charles P. Wilson, as Trustee for McKenzie Banking Company, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed the undersigned **ROBERT M. WILSON, JR.** as Successor-Trustee by instrument of record recorded on May 14, 2002 as Instrument No. 20020514-0059082 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 has requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement notice was given that the sale was to be held on April 23, 2003 at the Davidson County Courthouse in Nashville, Tennessee; 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 time the said property was struck off and sold to Chase Manhattan Mortgage Corporation, at and for the sum of $70,388.64, that being the highest and best bid offered; and

WHEREAS, the said Chase Manhattan Mortgage Corporation has assigned its interest in the said property to the Secretary of Housing and Urban Development of Washington, D.C., and unto its successors and assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Chase Manhattan Mortgage Corporation of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Successor-Trustee, does hereby grant, bargain, sell, and convey to the said Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being parts of Lots Numbers 287 and 288, on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, and being described according to a Mortgage Loan Inspection by John Kohl, III, Registered Land Surveyor, dated April 18, 1996, as follows: Beginning on the

Northerly margin of Marion Avenue at a point 73 feet West of the common lot line of 286 and 287 on said plan, thence, leaving said Northerly margin of Marion Avenue, Northwardly 210 feet, more or less, (Field measured - 212 1/2 feet on Deed) to a point; thence, Northwestwardly 37 feet, more or less, to a point in the common Lot line of the original Lots 287 and 288; thence, with the original Lot line of Lots 287 and 288 Southwardly 28.5 feet to a point; thence, Southwestwardly 26.5 feet to a point; thence, Southwardly 186.5 feet to a point in the Northerly margin of Marion Avenue, thence, with the Northerly margin of Marion Avenue, Eastwardly 70 feet to the point of beginning. Being the same property conveyed to the Grantor(s) herein by Deed of even date and being filed for record simultaneously herewith.

Commonly known as: 1113 Marion Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto the Secretary of Housing and Urban Development of Washington, D.C., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Successor-Trustee, has hereunto set his hand and seal this 23 day of Apr, 2003.

Robert M. Wilson, Jr.
Successor-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 23 day of Apr, 2003.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert M. Wilson, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Robert M. Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 23 day of Apr, 2023.

Lena M. Nagle
Notary Public

My Commission Expires: Lena M. Nagle NOTARY PUBLIC Pulaski County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
c/o Golden Feather Realty Services, Inc.
2500 Michelson Avenue, Suite 100
Irvine, California 92616
First American- 1011084

800-430-2680

Parcel No. 61-15-334.00

FHA No. 483-2347365-703
DSTDeedforHUD_BBoone_030423_1412

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388