RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Willie M. Lenox

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

Davidson County DEEDTRS
Recvd: 01/23/06 08:51 2 pgs
Fees:12.00 Taxes:0.00

20060123-0008076

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 6, 2003 and recorded June 3, 2003, as Instrument No. 20030603-0075057 in the Register's Office of Davidson County, Tennessee. Willie M. Lenox conveyed to Mary Frances Rudy of Davidson County, Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Ivanhoe Financial, Inc. a Delaware Corporation and Ivanhoe Financial, Inc. a Delaware Corporation successors and assigns, 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 **AARON L. SQUYRES** as Successor Trustee and **TERSA LARSON** as Co-Trustee by instrument of record recorded on December 8, 2005 as Instrument No. 20051208-0147608 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 said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on December 28, 2005 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, 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 Mortgage Electronic Registration Systems, Inc., as nominee for Ivanhoe Financial, Inc. a Delaware Corporation and Ivanhoe Financial, Inc. a Delaware Corporation successors and assigns, at and for the sum of $101,221.34, that being the highest and best bid offered: and

WHEREAS, the said Mortgage Electronic Registration Systems, Inc., as nominee for Ivanhoe Financial, Inc. a Delaware Corporation and Ivanhoe Financial, Inc. a Delaware Corporation successors and assigns has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or 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 Mortgage Electronic Registration Systems, Inc., as nominee for Ivanhoe Financial, Inc. a Delaware Corporation and Ivanhoe Financial, Inc. a Delaware Corporation successors and assigns of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to The Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the Northerly 34 feet of the Southerly 35 feet of Lot No. 2, on the Plan of Johnson-Bradford's Subdivision, of McNairy, of record in Book 161, Page 146, Register's Office for said County.
> Said part of said Lot fronts 34 feet on the Easterly side of Morrison Street and runs back between parallel lines, 138 feet, more or less to an alley. Being the same property conveyed to Charles William Lenox and wife, Willie Mai Lenox, by deed dated November 7, 1986 in Book 7034, Page 765, Register's Office for Davidson County, Tennessee. The said Charles William Lenox died September 20, 2000, thereby vesting title in Willie Mai Lenox, as surviving tenant by the entirety.
>
> Commonly known as: 902 Morrison Street, Nashville, Tennessee 37208.
>
> Tax Parcel No.: 092-04-0-254.00

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, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 13 day of Jan 2006.

Tersa Larson, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Tersa Larson, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 13 day of Jan, 2006.

Notary Public
My Commission Expires: _____

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.

Tersa Larson, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Tersa Larson, as Co-Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 13 day of Jan 2006.

Notary Public

My Commission Expires: Shannon L. Defoor ~~NOTARY PUBLIC~~ Saline County, Arkansas My Commission Exp. 8-10-2011

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, Tennessee 37214

FHA No. 483-3274229-703

DEEDTrusteeforHUD_bblaty_051228_1506

This Instrument Prepared By:
Robert M. Wilson, Jr.
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