Map # 82-7
Parcel # 194
Tax Field Book # 20W/13152

Michael J. Philbin
Successor-Trustee

to

Burger

Tennessee Housing Development Agency
5th Floor, Hamilton Bank Building
Nashville, Tennessee 37219
(Send tax bills here.)

D E E D

BOOK 5051 PAGE 412

WHEREAS, Hattie M. Jackson executed a deed of trust on the 12th day of November, 1975, which was recorded in Book 4972, Page 549, Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill and Leon Sharber, Trustees, the hereinafter described property to secure payment to Thomas & Hill, Inc., of a promissory note fully described in said deed of trust; and

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WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 14th day of June, 1976, and recorded in Book 5039, Page 876, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to said advertisement said sale was held at the time and place advertised, to-wit: July 22, 1976, at 12:00 noon at the Court House in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which

was expressly waived in said deed of trust; and the Grantee herein, Tennessee Housing Development Agency, being the highest and best bidder at said sale, with a bid of Nineteen Thousand Two Hundred Sixty-Two and 64/100 ($19,262.64) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held thereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Nineteen Thousand Two Hundred Sixty-Two and 64/100 ($19,262.64) Dollars, paid by Tennessee Housing Development Agency, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Tennessee Housing Development Agency, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 14 on the Plan of Townwood Homes, Section 1, a plat of which is of record in Book 3106, Page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Hattie M. Jackson by deed of record in Book 4972, Page 547, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Tennessee Housing Development Agency, its successors and assigns, forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby convey, transfer and assign to Tennessee Housing Development Agency, its successors and assigns, all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 22nd day of July, 1976.

Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1976.

Barbara W. Allen
Notary Public

My Commission Expires: Nov 19, 1979

THIS INSTRUMENT PREPARED BY:

Michael J. Philbin
GLASGOW, ADAMS, TAYLOR & PHILBIN
300 James Robertson Parkway
Nashville, Tennessee 37201

mail

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $19,262.64.

Michael J. Philbin
Affiant

Sworn to and subscribed before me this 22nd day of July, 1976.

Barbara W. Allen
Notary Public

My Commission Expires: Nov. 19, 1979

J60547

IDENTIF. REFERENCE
JUL 28 11 33 AM '76
REGISTER
DAVIDSON CO., TENN.