THIS INSTRUMENT PREPARED BY:
Larry R. Williams
Attorney at Law
14th Floor
Nashville City Bank Building
Nashville, Tennessee 37201

BOOK 5374 PAGE 707

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tennessee Housing Development Agency c/o First and Mid-South Mortgage Co. P. O. Box 2568 Nashville, TN 37219	Same	149-9 Par 213 Is

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 15, 1977, which Deed of Trust is of record in Book 5199, Page 283, Register's Office for Davidson County, Tennessee, Larry A. Nicholson and wife, Kathy Nicholson, conveyed to Franklin G. Clark, Trustee, the hereinafter described real property to secure a note described in said Deed of Trust, and

WHEREAS, by instrument of record in Book 5362, Page 745, Register's Office of Davidson County, Tennessee, Larry R. Williams was appointed by Tennessee Housing Development Agency, the latter being the lawful owner and holder of the note secured by the aforesaid Deed of Trust, as Substitute Trustee in place and in stead of the aforesaid Franklin G. Clark, and

WHEREAS, default having been made in the terms, conditions, and payments of said note and Deed of Trust and accordingly, at the request of the holder of said indebtedness, I, Larry R. Williams, Substitute Trustee, under and by virtue of the powers vested in me as Substitute Trustee in said Deed of Trust, did advertise the herein described real property as required by the terms of said Deed of Trust giving twenty-one (21) days' notice by three (3) successive publications of Notice of Substitute Trustee's Sale in the Nashville Record, giving notice of the time, place, and terms of sale, said notices appearing in said paper on November 16, 23, and 30, 1978, said newspaper being published in Davidson County, Tennessee. Said sale was advertised for cash and in bar of the equities of redemption, dower, and homestead, as provided in said Deed of Trust.

Pursuant to said advertisements, I, Larry R. Williams, Substitute Trustee, did on Friday, December 8, 1978, at 12:00 o'clock, noon, at the south door of the Davidson County Courthouse in Nashville, Tennessee, offer for sale at public auction to the highest and best bidder for cash

the herein described real property and in bar of the herein described equities as provided in said Deed of Trust and at which time after soliciting for competitive bids, sold said property to Tennessee Housing Development Agency for the sum of Twenty Eight Thousand Seven Hundred Five & 28/100 ($28,705.28) Dollars in cancellation of the indebtedness and expenses which the aforesaid Deed of Trust secured, said bid being the only, last, and highest bid.

NOW, THEREFORE, for and in consideration of the premises, I, Larry R. Williams, Substitute Trustee, do hereby sell, transfer, and convey to Tennessee Housing Development Agency, in fee simple and in bar of all equities above mentioned the following described tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Terragon Trails, Section 3, of record in Book 5050, Page 43, Register's Office for said County.

Said Lot No. 173 fronts 72.24 feet on the southwesterly side of Miners Cove and extends back 132.32 feet to the northwesterly line and 148.4 feet on the southwesterly line to a dead line in the rear measuring 64.62 feet thereon.

Being the same property conveyed to Larry A. Nicholson and wife, Kathy Nicholson, by deed from Larry Jones and wife, Gloria A. Jones, d/b/a Regency Home Builders, of record in Book 5199, Page 281, and also being the same property conveyed by Deed of Trust from Larry A. Nicholson and wife, Kathy Nicholson, to Franklin G. Clark, Trustee, of record in Book 5199, Page 283, Register's Office of Davidson County, Tennessee.

I, Larry R. Williams, Substitute Trustee, do hereby convey to Tennessee Housing Development Agency, all the rights conveyed to me as such Substitute Trustee, including all covenants and warranties as I, as Substitute Trustee, may lawfully make, all my actions in the premises are done solely as Substitute Trustee and not otherwise, and under the power vested in me under the Deed of Trust herein referred to and not as an individual. This sale is subject to any and all unpaid taxes, restrictive covenants, easements, setback lines, any and all redemption rights, including rights of redemption of any government agency, State or Federal, any and all prior liens and encumbrances against said property, if any.

IN WITNESS WHEREOF, I have hereunto set my hand on this 13th day of December, 1978.

Larry R. Williams Sub. Trustee

LARRY R. WILLIAMS, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, Jane Ann Kirk, a Notary Public in and for said County and State, LARRY R. WILLIAMS, the within named 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 13th day of December, 1978.

NOTARY PUBLIC

My commission expires:

10-18-81

DEC 13 78 MISC C* 6.00 * 6.00

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IDENTIF. REFERENCE

DEC 13 3 07 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.