This instrument prepared by:
Warren H. Wild, Jr.
FARRIS, WARFIELD & KANADAY
17th Floor, Third National Bank Building
Nashville, Tennessee 37219

BOOK 5575 PAGE 189

Address New Owner(s) as Follows:
Tennessee Housing Development Agency
c/o Third National Mortgage Company
P.O. Box 2628
Nashville, Tennessee 37219

Send Tax Bills To:
Same

Map Parcel No.:
71-11
Par. 96 &c.

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 29th day of February, 1980, by and between Warren H. Wild, Jr., Substitute Trustee, hereinafter called "Substitute Trustee" and Tennessee Housing Development Agency, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 27th day of June, 1979, of record in Book 5457, page 750, Register's Office for Davidson County, Tennessee, Raymond Michael Perkins and wife, Mary Lou Perkins conveyed to James I. Vance Berry, Trustee, the hereinafter described real estate, to secure payment to Tennessee Housing Development Agency of a Note dated June 27, 1979, in the original principal amount of Twenty Thousand and no/100 Dollars ($20,000.00); and

WHEREAS, James I. Vance Berry was unable to serve as such Trustee and the lawful holder of the Note, Tennessee Housing Development Agency appointed Warren H. Wild, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5562, page 328, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and thirty (30) days notice was given of such default to Raymond Michael Perkins and wife, Mary Lou Perkins, in the manner required by the terms of said Deed of Trust, and following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 o'clock noon on February 29, 1980, at the

south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 7, 14, and 21, 1980, and sent a copy of such notice to Raymond Michael Perkins and wife, Mary Lou Perkins and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Tennessee Housing Development Agency, at the price of Twenty-One Thousand and no/100 Dollars ($21,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Warren H. Wild, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Twenty-One Thousand and no/100 Dollars ($21,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do quitclaim and convey unto Tennessee Housing Development Agency, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Property in City of Nashville, County of Davidson, and State of Tennessee:
>
> Being the westerly 1/2 of Lot No. 45 on the Map of Trinity Heights, as of record in Book 161, page 38, Register's Office for said County.
>
> Said part of said lot fronts 50 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet, more or less, to an alley.
>
> Being the same property conveyed to Raymond Michael Perkins and wife, Mary Lou Perkins by deed from Tennessee Aluminum Company, Inc., a Tennessee corporation, of record in Book 5457, page 750, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Tennessee Housing Development Agency, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption.

This conveyance is without any warranty by the Trustee and is subject to all easements, restrictions, liens, taxes, or other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Warren H. Wild, Jr., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paula J. Pierce, a Notary Public of the State and County aforesaid, personally appeared WARREN H. WILD, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tenn. this 3rd day of March, 1980.

Paula J. Pierce
Notary Public

My commission expires:
Jan. 22, 1984

RUSH

IDENTIF. REFERENCE

MAR 5 2 58 PM '80

FEE[illegible] REGISTER
DAVIDSON COUNTY, TENN.

F 79447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Twenty-One Thousand and no/100 Dollars ($21,000.00).

Betty H. Kirklin
Affiant

Subscribed and sworn to before me this the 5th day of March, 1980.

Martha Sutton
Notary Public

My commission expires:
2-11-81

THA SUTTON
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

03/5 9.00- CHF

6362

WHW/scp/3-3-80