1306

This instrument prepared by:

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

BOOK 5606 PAGE 659

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Tennessee Housing Development Agency 200 Fourth Avenue North Nashville, Tennessee 37219	Same	82-12-205

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 23rd day of May, 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 17th day of August, 1978, of record in Book 5321, page 834, Register's Office for Davidson County, Tennessee, Donald J. Caruthers, unmarried, and Emma D. Hambrick, unmarried, conveyed to James I. Vance Berry, Trustee, the hereinafter described real estate, to secure payment to Tennessee Housing Development Agency of a Note dated August 17, 1978, in the original principal amount of Eighteen Thousand Five Hundred and no/100 Dollars ($18,500.00); and

WHEREAS, James I. Vancy 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 5595, page 167, 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 notice was given of such default to Donald J. Caruthers and Emma D. Hambrick, 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 May 23, 1980, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on May 1, May 8, and May 15, 1980, and sent a copy of such notice to Donald J. Caruthers and Emma D. Hambrick 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 the Tennessee Housing Development Agency, at the price of Nineteen Thousand Five Hundred and no/100 Dollars ($19,500.00), 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 Nineteen Thousand Five Hundred and no/100 Dollars ($19,500.00), to me in hand paid, the receipt of which is hereby acknowledged, has this day bargained and sold and does hereby sell, transfer and convey unto the Tennessee Housing Development Agency, its heirs, 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:

> BEING the easterly 100 feet of Lot No. 53 on the Map of Neil S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said county.
>
> Said part of Lot No. 53 fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines, with the southerly margin of an alley, 100 feet to a dead line.
>
> Being the same property conveyed to Donald J. Caruthers and Emma D. Hambrick by deed of record in Book 5321, page 832, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the said Tennessee Housing Development Agency, its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Warren H. Wild, Jr., as Trustee, does hereby transfer, assign and set over to the Tennessee Housing Development Agency, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

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, JULIET L. WALDRON, 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, Tennessee this 23 day of May, 19 80.

Juliet L Waldron
Notary Public

My commission expires:
4/22/84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Nineteen Thousand Five Hundred and no/100 Dollars ($19,500.00).

Peter Murphy
Affiant

Subscribed and sworn to before me this the 28th day of May, 1980.

Martha Sutton
Notary Public

My commission expires:
2-11-81

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IDENTIF. REFERENCE

MAY 29 9 58 AM '80

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