This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

Send Tax Bills to New Owner:
Tennessee Housing Development Agency
Suite 500
200 4th Avenue, North
Nashville, Tennessee 37219

Map 83-13 Parcel 145 Field Book No. 18W-5265

SUCCESSOR TRUSTEE'S DEED

BOOK 5617 PAGE 991

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated November 1, 1978, to Thomas F. Baker, IV and Ralph E. Kelly, Trustees, executed by John N. Kozel and wife, Marilyn Kozel, as same appears of record in Book 5361, page 691, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Thomas F. Baker, IV and Ralph E. Kelly as Trustees under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 5605, page 177, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said George E. Mudter, Jr., Successor Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustees; and

WHEREAS, the entire indebtedness secured by the above referenced instruments has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, the first insertion appearing on May 29, 1980, and subsequent insertions appearing on June 5, 1980, and June 12, 1980, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on June 20, 1980, at 12:00 o'clock noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the abovereferenced instruments, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to TENNESSEE HOUSING DEVELOPMENT AGENCY, at and for the sum of THIRTEEN THOUSAND THREE HUNDRED FIFTY-TWO AND 62/100 ($13,352.62) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser being the holder of the indebtedness has complied with all the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold; and

NOW, THEREFORE, in consideration of the promises and the payment by TENNESSEE HOUSING DEVELOPMENT AGENCY, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned George E. Mudter, Jr., as Successor Trustee, does hereby grant, bargain, sell and convey to the said TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

Being Lot No. 117 on the East Edgefield Plan, as of record in Book 21, Page 247, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John N. Kozel and and wife, Marilyn Kozel, by deed from J. R. Patterson of record in Book 5361, Page 689, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Successor Trustee, has executed this instrument on the 25 day of June, 1980.

George E. Mudter, Jr.
Successor Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., 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 25th day of June, 1980.

Helen D. Scott
Notary Public

My commission expires: 4-17-83

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $13,352.62.

Affiant

Sworn to and subscribed before me, this 25th day of June, 1980.

Helen D. Scott
Notary Public

My commission expires: 4-17-83

IDENTIF. REFERENCE
FELIX Z. WILLIAMS REGISTER DAVIDSON COUNTY, TENN.
JUN 26 2 59 PM '80

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