This instrument prepared by:
William P. Dougan, Thomas, Halliburton & Weissman
417 Welshwood Drive, Suite 303, Nashville, Tennessee 37211

Map No. 82-4 par. 267

Field Book 27W 0025

This is improved property at:

1014 Apex Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:

Tennessee Housing Development Agency
United American Bank Building
200 Fourth Avenue North
Nashville, Tennessee 37219

The actual consideration or value, whichever is greater for this transfer, is $21,500.00.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 31st day of October, 1980.

Vicki L. Yoder
Notary Public
My Commission Expires: 1-22-84

SUCCESSOR TRUSTEE'S DEED

Whereas, David L. Pence, unmarried executed a deed of trust on the 4th day of March, 1980, which was recorded in Trust Deed Book 5585, Page 66, Register's Office of Davidson County, Tennessee, conveying to Delta Title Company, Trustee, the hereinafter described property to secure payment to Tennessee Housing Development Agency, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Tennessee Housing Development Agency, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 5659, Page 709, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on Ocober 31, 19 80, at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon,

the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when Tennessee Housing Development Agency, being the highest and best bidder, became the purchaser at the price of $ 21,500.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Tennessee Housing Development Agency, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

BEING the northerly 13 feet of the easterly part of Lot 39 and the easterly part of Lot 40 on the Plan of Alexander Petway's Subdivision, of record in Book 547, Page 87, of the Register's Office of Davidson County, Tennessee.

SAID parts of Lots Nos. 39 and 40 front together 38 feet on the westerly side of Apex Street and run back between lines measuring 129.22 feet, more or less, on the northerly line, and 129.96 more or less on the southerly line, to a point 50 feet east of the westerly line of said subdivision, measuring 38 feet on said rear line.

Being the same property conveyed to David L. Pence, unmarried by deed from Robert Haynes, Jr., and wife, Lucille K. Haynes of record in Book 5585, page 63, said Register's Office.

TO HAVE AND TO HOLD THE same unto the said Tennessee Housing Development Agency, its successors and assigns, forever, William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or hnder him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens, and any easements and restrictions of record.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 31st day of October, 1980

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William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 1980, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires: 1-22-84

Vicki L. Hirtzer
Notary Public