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

Map No. 53-16-6301

Field Book LW-6320

This is improved property at:

317 Pitts Avenue
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:

Tennessee Housing Development Agency
United American Bank Building
200 4th Avenue North
Nashville, Tennessee 37219

The actual consideration or value, whichever is greater for this transfer, is $29,915.80.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 9th day of January, 1981.

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

SUCCESSOR TRUSTEE'S DEED

Whereas, Larry V. Welty and wife, Vickie E. Welty executed a deed of trust on the 3rd day of January, 1979, which was recorded in Trust Deed Book 5384, Page 997, Register's Office of Davidson County, Tennessee, conveying to P.E. Davis, 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 5689, Page 846, 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 January 9, 1980, at the 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 $ 29,915.80, 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:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Dye Surveyors, dated October 26, 1974, as follows:
Beginning on the northerly margin of Pitts Avenue at an iron pin being the southwest corner of the property conveyed to the City of Lakewood by deed from Mrs. Elizabeth McCormick Pinkleton, et al, of record in Book 4867, page 426, Register's Office for said County; thence with said City of Lakewood's western boundary line, north 28° 33' East 136.9 feet thence continuing with said City of Lakewood southern boundary line north 66° 50' West 156.3 feet to the northwest corner of the Garner property; thence with same south 24° 24' West 135.1 feet to the northerly margin of Pitts Avenue; thence with same south 66° 22' East 146.4 feet to the beginning, containing 0.47 acres, more or less.

Being the same property conveyed to Larry V. Welty and wife, Vickie Welty by deed from Jerry W. Sorani and wife, Medora Sorani of record in Book 5384, page 995, said Register's Office.
Vickie E. Welty and Vicki Welty are one and the same person.

TO HAVE AND TO HOLD THE same unto the said Tennessee Housing Development Agency, its successors and assigns, forever,

And 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 9th day of January, 1981.

William P. Dougan
Substitute Trustee

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 1981, 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. Hurtgen
Notary Public

NOTARY PUBLIC

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