TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to

Tennessee Housing Development Agency
c/o Molton, Allen & Williams
P.O. Box 10025
Birmingham, Alabama 35202
(Send tax bills here)

BOOK 5744 PAGE 860

Map #71-15
Parcel #436
Field Bk#20W23450

WHEREAS, William D. McArthur, Jr. and wife, Sheryl A. executed a Deed of Trust on the 30th day of March, 1979, which was recorded in Book 5412, Page 30, Register's Office for Davidson County, Tennessee, conveying to Wilkins, Adams & Spicer, attorneys, Trustees, the hereinafter described property to secure payment to Tennessee Housing Development Agency of a promissory note fully described in said deed of trust; and

WHEREAS, said Deed of Trust and Deed of Trust Note were subsequently assumed by Clayton Eugene Wolford and wife, Faye Gertrude Wolford, in an instrument of record in Book 5495, page 319, Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin was appointed Successor-Trustee, said appointment being dated the 11th day of March, 1981, and recorded in Book 5729, Page 493, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: May 4, 1981 at 10:00 a.m. at the front door of the Court House in Davidson County, Tennessee, at public outcry to the highest and

best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee herein Tennessee Housing Development Agency being the highest and best bidder at said sale, with a bid of Sixteen Thousand Two Hundred Twenty-Five ($16,225.00) Dollars, subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held hereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Sixteen Thousand Two Hundred Twenty-Five Dollars ($16,225.00) Dollars, paid by Tennessee Housing Development Agency, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Tennessee Housing Development Agency, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee being the northerly 33 feet of Lot No. 107 and the southerly 17 feet of Lot No. 108 on the plan of Sharpe & Horns 1st Addition to northeast Nashville, of record in Book 57, Page 152, Register's Office for said county.
>
> Said parts of Lots Nos. 107 and 108 front together 50 feet, more or less, on the westerly margin of Stainback Avenue and extend back between parallel lines 167.5 feet, more or less, to an alley.
>
> Being the same property conveyed to William D. McArthur Jr., et ux Sheryl A. McArthur, by deed of record in Book 5412, Page 28, and subsequently conveyed to Clayton Eugene Wolford et ux, Faye Gertrude Wolford by deed of record in Book 5495, Page 319, R.O.D.C.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Tennessee Housing Development Agency its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer

and assign to Tennessee Housing Development Agency, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 4th day of May, 1981.

Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the 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 4th day of May, 1981.

Linda S. Insdale
NOTARY PUBLIC

My Commission Expires: 10-18-81

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
300 James Robertson Parkway
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Sixteen Thousand Two Hundred Twenty-Five ($16,225.00) Dollars.

AFFIANT

Sworn to and subscribed before me this 4th day of May, 1981.

Linda S. Insdale
NOTARY PUBLIC

My Commission Expires: 10-18-81

IDENTIF. REFERENCE

MAY 13 2 53 PM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

3.4.1.7 0 4

File Box 43