TRUSTEE'S DEED

BOOK 5858 PAGE 881

MICHAEL J. PHILBIN )
Successor-Trustee )
)
to )
)
TENNESSEE HOUSING DEVELOPMENT )
AGENCY, )
200 Fourth Avenue North )
Nashville, Tennessee 37219 )
(Send Tax Bills Here) )

MAP #104-1
PARCEL #119
FIELD BOOK #11W80970

WHEREAS, Baron Scott Coldiron and wife, Metzi Coldiron executed a deed of trust on the 29th day of November, 1978 which was recorded in Book 5369 Page 867 Register's Office for Davidson County, Tennessee, conveying to Wayne R. Tate, Trustee, 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, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 4th day of February, 1982 and recorded in Book 5850 Page 169 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: March 1, 1982 at 10:00 a.m. at the front door of the Court House in Nashville, 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 Develop-

ment Agency, being the highest and best bidder at said sale, with a bid of Twenty-Thousand Nine Hundred Eighty-Seven and 39/100 ($20,987.39) 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 Twenty-Thousand Nine Hundred Eighty-Seven and 39/100 ($20,987.39) 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:

> BEING Lot No. 32 Block 26 on the Plan of Plummer Place as of record in Book 161, Page 39 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Baron Scott Coldiron and wife, Metzi M. Coldiron by deed of record in Book 5369 Page 865 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 1st day of March, 1982.

Michael J. Philbin, Trustee

MICHAEL J. PHILBIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 1st day of March, 1982.

Linda S. Grisdale
NOTARY PUBLIC

My Commission Expires:

7-21-85

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 $20,987.39.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 1st day of March, 1982.

Linda S. Grisdale
NOTARY PUBLIC

My Commission Expires: 7-21-85

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IDENTIF. T REFERENCE

MAR 8 1 31 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN