THIS INSTRUMENT PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

Mail

C. EDWARD COOMER

Substitute Trustee,

SUBSTITUTE TRUSTEE'S DEED

To: TENNESSEE HOUSING DEVELOPMENT AGENCY

BOOK 5873 PAGE 946

WHEREAS, by Deed of Trust executed July 7, 1978, and of record in Book 5310, page 567, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from John W. Frederick and wife, Martha J. Frederick to Albert Wm. Johnson, Trustee, to secure payment of a promissory note of even date therewith as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said John W. Frederick and wife, Martha J. Frederick their heirs, administrators, successors or assigns, after advertising the time and place of said sale as required by law; and

WHEREAS, said Deed of Trust further provides that in the event the said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, the Tennessee Housing Development Agency did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 5859, page 702, Register's Office for Davidson County, Tennessee, thereby vesting in said Substitute Trustee all of the rights, powers, and privileges of the original Trustee; and

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and notice was given as provided by law by regular publication in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, that said property would be sold at the main door of the Davidson County Courthouse in Nashville, Tennessee, on Friday, April 16, 1982, at 12:00 Noon to the highest and best bidder for cash free from all of the rights of the said John W. Frederick and wife, Martha J. Frederick, their heirs, administrators, successors or assigns; and

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and the Tennessee Housing Development Agency was the highest and best bidder, said bid being in the amount of $20,789.01.

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue

of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents hereby transfer and convey to the Tennessee Housing Development Agency to have and to hold to it and to its successors and assigns forever and free from the rights of the said John W. Frederick and wife, Marth J. Frederick, land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Block "I", Map of Forest Park Subdivision at Madison, as of record in Book 843, page 44, Register's Office for said County.
>
> Said Lot No. 34 fronts 50 feet on the south side of Elm Street and runs back between parallel lines 150 feet to a dead line in the rear.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 16th day of April, 1982, by subscribing hereto my official signature at Nashville, Tennessee.

C. EDWARD COOMER

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 16th day of April, 1982.

My Commission Expires:

11-30-85

NOTARY PUBLIC

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $20,789.01, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th Day of April, 1982.

My Commission Expires:

10-20-85

NOTARY PUBLIC

ADDRESS: Tennessee Housing Development Agency
200 Fourth Avenue, North
Nashville, Tennessee 37219

SEND TAX BILLS: Same

G 8.7.4 4 1

IDENTIF. REFERENCE

APR 16 12 06 PM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.