File #3

7162

05/13 [illegible] CHECK

TRUSTEE'S DEED

Michael J. Philbin)
Successor-Trustee)
)
to)
)
)
)
Tennessee Housing Development)
Agency)
200 Fourth Avenue North)
Nashville, Tennessee)
(Send Tax Bills Here))

BOOK 5885 PAGE 824

MAP #119
PARCEL #14
FIELD BOOK #6DA31978

WHEREAS, Jack R. Roberts and wife, Nancy L. Roberts executed a deed of trust on the 1st day of December, 1978 which was recorded in Book 5373 Page 155 and re-recorded in Book 5386 Page 893 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, the aforesaid Note and Deed of Trust were subsequently assumed by Katherine Aline Tinoco, Kathi L. Mickelson and Charlene M. Mickelson by an instrument of record in Book 5509 Page 493 Register's Office for Davidson County; 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 14th day of April, 1982 and recorded in Book 5874 Page 581 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 Reco 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 10, 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 Development Agency, being the highest and best bidder at said sale, with a bid of Twenty-Eight Thousand Nine Hundred Two and 02/100 ($28,902.02) 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-Eight Thousand Nine Hundred Two and 02/100 ($28,902.02) 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 21 Block D of Woodbine Courts Part. II not of record.
>
> Said Lot 21 fronts 85 feet on the south side of Tanksley Avenue and runs back between parallel lines 156.5 feet to a dead line on which it measures 85 feet, and more particularly described according to a survey prepared by John B. Kohl,III, dated November 24, 1978.
>
> BEING the same property conveyed to Jack R. Roberts and wife, Nancy L. Roberts by deed of record in Book 5373 Page 153 and subsequently conveyed to Katherine Aline Tinoco, Kathi L. Mickelson and Charlene M. Mickelson by deed of record in Book 5509 Page 493, 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 10th day of May, 1982.

Michael J. Philbin Successor-Trustee
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 10th day of May, 1982.

Linda S. Driscoll
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 $28,902.02.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 10th day of May, 1982.

Linda S. Driscoll
NOTARY PUBLIC

My Commission Expires: 7-21-85

G.8.1.3 [illegible]
IDENTIF. REFERENCE
MAY 13 2 33 PM '82
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN