File Box 43

TRUSTEE'S DEED

BOOK 5939 PAGE 410

MICHAEL J. PHILBIN)
Successor-Trustee)
)
to) MAP #71-01
) PARCEL #16313DA21370
TENNESSEE HOUSING DEVELOPMENT)
AGENCY)
Doctors Building)
706 Church Street)
Nashville, Tennessee 37203)
(Send Tax Bills Here)

WHEREAS, Frances L. Jordan, executed a deed of trust on the 3rd day of April, 1980 which was recorded in Book 5588 Page 42 Register's Office for Davidson County, Tennessee, conveying to Leon Sharber and Phillip E. Hill, 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, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 9th day of June, 1982 and recorded in Book 5925 Page 439 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: September 13, 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 Thirty-Three Thousand Two Hundred Twenty-Eight and 97/100 ($33,228.97) 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 Thirty-Three Thousand Two Hundred Twenty-Eight and 97/100 ($33,228.97) 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. 122 on the revised plan of Trinity Hills Village Section III, first edition which is of record in Book 4460 Page 32 Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description.
>
> BEING the same property conveyed to Frances L. Jordan by deed of record in Book 5588 Page 39 R.O.D.C.
>
> This is improved property also known as 2601 Old Matthews Road, Nashville, Tennessee, 37207.

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.

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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 13th day of September, 1982.

Michael J. Philbin 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 13th day of September, 1982.

Linda S. Trusdale
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 $33,228.97.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 13th day of September, 1982.

Linda S. Trusdale
NOTARY PUBLIC

My Commission Expires: 7-21-85

IDENTIF. REFERENCE

SEP 20 3 46 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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