Send tax bills to:
Tennessee Housing Development Agency
Suite 222, Doctor's Building
706 Church Street
Nashville, TN 37203

Prepared by: D. W. McMackin
Attorney at Law
4th Floor, St. Cloud Corner
500 Church Street
Nashville, TN 37219

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TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 22, 1982 and recorded in Book 5865, page 461, Register's Office, Davidson County, Tennessee, James E. Sherrill and wife, Martha J. Sherrill conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

BOOK 5949 PAGE 652

WHEREAS, by instrument dated August 26, 1982 and recorded in Book 5933, page 288, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of September 16, 23 and 30, 1982, stating that on October 13, 1982, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to the Tennessee Housing Development Agency for $ 34,366.95, which amount was the highest, best, and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby

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bargain and sell, and by these presents transfer and convey unto the said

Tennessee Housing Development Agency

(hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

BOOK 5949 PAGE 653

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Neil S. Brown's Addition to Edgefield, now East Nashville, of record in Book 57, page 50 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James E. Sherrill and wife, Martha J. Sherrill by deed from A. Terry Baskin and wife, Donna H. Baskin, of record in Book 5865, page 458, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

WITNESS my hand on this the 13th day of October, 1982.

D. W. McMackin
Substitute Trustee

FELIX TWILSON II REGISTER DAVIDSON COUNTY, TN
Oct 12 4 PM '82
IDENTIFICATION REFERENCE
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute 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, on this the 13th day of October, 1982.

Janice M. Hoyle
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 4/22/84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 34,366.95.

D. W. McMackin
Affiant

Subscribed and sworn to before me, this 13th day of October, 1982.

Janice M. Hoyle
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 4/22/84