This instrument prepared by:
Paul E. Bidez
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Bk 41

BOOK 6110 PAGE 60

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Book No.:
Tennessee Housing Development Agency Doctors Building 706 Church Street Nashville, Tennessee 37203	Same	083-05-350 Field Book No.: 23W-11400

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 5th day of August, 1983, by and between Paul E. Bidez, Substitute Trustee, hereinafter called "Substitute Trustee" and Tennessee Housing Development Agency, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 28th day of July, 1982, of record in Book 5917, page 545, Register's Office for Davidson County, Tennessee, William C. Taylor and wife, Violet Elaine Taylor conveyed to Edward Seddon, Trustee, the hereinafter described real estate, to secure payment to Tennessee Housing Development Agency of a Note dated July 28, 1982, in the original principal amount of Thirty Thousand Seven Hundred and no/100 Dollars ($30,700.00); and

WHEREAS, Edward Seddon was unable to serve as such Trustee and the lawful holder of the Note, the Tennessee Housing Development Agency appointed Paul E. Bidez to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6091, page 146, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 11:00 o'clock A.M. on Friday, August 5, 1983, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on July 14, July 21, and July 28, 1983, and sent a copy of such notice to

83/05 12.00 CHECK

7528

William C. Taylor and wife, Violet Elaine Taylor and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Tennessee Housing Development Agency, at the price of Thirty-Three Thousand Five Hundred Nineteen and no/100 Dollars ($33,519.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Paul E. Bidez, Substitute Trustee as afforesaid, in consideration of the premises and the sum of Thirty-Three Thousand Five Hundred Nineteen and no/100 Dollars ($33,519.00), to me in handd paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Tennessee Housing Development Agency, its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> BEING the westerly 41.3 feet front and 10.5 feet rear of Lot No. 45 on the map of subdivision of part of the Weakley Home Place, as of record in Book 421, Page 36, Register's Office for Davidson County, Tennessee.
>
> SAID part of Lot #45 fronts 41.3 feet on the northerly side of Franklin Ave., and runs back between lines 150 feet, more or less, to an alley in the rear and measures 10.5 feet on said alley.
>
> BEING the same property conveyed to William C. Taylor and wife, Violet Elaine Taylor, by deed from Don E. Childress and wife, Marion L. Childress, of record in Book 5917, Page 542, Register's Office for said County.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Tennessee Housing Development Agency, its heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Paul E. Bidez, as Trustee, does hereby transfer, assign and set over to the Tennessee Housing Development Agency all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Paul E Bidez, Substitute Trustee
PAUL E. BIDEZ, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, LaRhonda H. Mooneyham, a Notary Public of the State and County aforesaid, personally appeared PAUL E. BIDEZ, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of August, 1983.

LaRhonda H. Mooneyham
Notary Public

My commission expires: 7-27-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Thirty-Three Thousand Five Hundred Nineteen and no/100 Dollars ($33,519.00).

Paul E Bibb
Affiant

Subscribed and sworn to before me this the 5th day of August, 1983.

LaGonda N. Worthington
Notary Public

My commission expires: 7-27-86

H 6 5 1 5 2

IDENTIF. REFERENCE

AUG 5 11 10 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN