This Instrument Prepared By:
George E. Mudter, Jr., Attorney
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Tennessee Housing Development Agency
706 Church Street
Doctor's Building
Nashville, Tennessee 37203

Map 82-7 Parcel 370 Field Book No. 20-W-26083

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated September 15, 1980, to Ralph E. Kelly and Thomas F. Baker, IV, Trustees, executed by Patricia A. Lyons, as same appears of record in Book 5651, page 749, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ralph E. Kelly and Thomas F. Baker, IV, as Trustees under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 6294, page 232, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said George E. Mudter, Jr., Successor Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on May 24, 1984, and subsequent insertions appearing on May 31, 1984, and June 7, 1984, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on June 26, 1984, at 12:10 o'clock p.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Tennessee Housing Development Agency at and for the sum of Twenty Thousand Seven Hundred Ten and 65/100 ($20,710.65) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Tennessee Housing Development Agency, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Successor Trustee, does hereby grant, bargain, sell and convey to the said Tennessee Housing Development Agency, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Village Manor, as of record in Book 3300, page 55, Register's Office for said County.
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> Said Lot fronts 18.33 feet on the easterly side of North 4th Street, now Lischey Avenue, runs back 159.02 feet on the northerly line and 159 feet on the southerly line, to an alley in the rear, on which it measures 18.33 feet.
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> Being the same property conveyed to Patricia A. Lyons, unmarried, by deed from John H. Wallace and wife, Kathryn E. Wallace and

Gladys Y. Wallace of record in Book 5651, page 746, Register's Office for Davidson County, Tennessee.

This is improved property known as 627 Lischey Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Tennessee Housing Development Agency, its successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Successor Trustee, has executed this instrument on the 26 day of June, 1984.

GEORGE E. MUDTER, JR.,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Mudter, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26th day of June, 1984.

NOTARY PUBLIC

My commission expires: 10-26-85

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $20,710.65.

Affiant

Sworn to and subscribed before me,
this 26th day of June, 1984.

Notary Public

My commission expires: 10-26-85

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN
JUN 29 12 27 PM '84
IDENTIF. REFERENCE
I 3 3 0 2 8

06/29 6.00- CHECK

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