This Instrument Prepared by:
Richard D. Speight, Esq.
SPEIGHT & PARKER
200 Fourth Avenue, North
Suite 500
Nashville, TN 37219

Address New Owners as Follows
and send Tax Bills to:
METROPOLITAN HOUSING & DEVELOPMENT AGENCY
P.O. Box 846
Nashville, TN 37202

Map-Parcel Numbers:
92-3-119
11W 26155

TRUSTEE'S DEED

By Installment Deed dated June 26, 1978, C. L. Steinhouse and H. C. Stillwell conveyed to Rosa B. Osborne (now Rosa B. Osborne Lyons) the real estate hereinafter described, which Installment Deed is of record in book 5303, page 682, Register's Office of Davidson County, Tennessee.

By that same Installment Deed C. L. Steinhouse and H. C. Stillwell retained a lien to secure payment of a Note bearing the same date in the original principal amount of $12,500, on terms as shown therein.

Default has occurred in the terms and conditions of the Note and the Installment Deed, consisting of a failure to make the payments as due, which default has existed from February 1, 1984 to the time of sale.

C. L. Steinhouse was Trustee under the Installment Deed referred to above. He appointed the undersigned Richard D. Speight as Substitute Trustee by instrument dated November 8, 1984, recorded in book 6422, page 523, Register's Office of Davidson County, Tennessee.

Because of the default, and after proper notice to Rosa B. Osborne Lyons, C. L. Steinhouse and H. C. Stillwell called upon Richard D. Speight, Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Installment Deed.

Pursuant to the authority vested in him as Substitute Trustee, and pursuant to the terms and provisions of the Installment Deed, the Substitute Trustee advertised the property by publishing a Notice of Sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising

the sale of the property on December 6, 1984 at 12:00 noon at the Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, statutory rights of redemption, homestead, dower and all other redemptions of every kind, but subject to all unpaid taxes and any liens which take priority as a matter of law.

Pursuant to that Notice of Sale, which appeared in the Nashville Record on November 15, 22, and 29, 1984, and at the time and place fixed therein, the Substitute Trustee offered the property for sale to the highest bidder for cash, and sold the property to the Metropolitan Housing & Development Agency for the sum of $15,000, this being the highest and best bid received for the property.

The holders of the indebtedness for which the property was sold having applied the amount of the bid toward payment of their note and permissible expenses and fees incurred as of the date of sale, the undersigned Substitute Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto the Metropolitan Housing & Development Agency, its successors and assigns, the following described real estate located in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being part of the southerly part of Lots Nos. 7, 8, and 9 on the Map of the Subdivision of the west part of Lot No. 2 of the Harding Lytle Tract, as of record in Book 974, page 52, Register's Office for said County, and being shown as Lot "C" on the unrecorded Map of a Resubdivision of Lots 7, 8, and 9, and described as follows:
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> Beginning at a point in the easterly margin of 24th Avenue, North 80 feet north of the north margin of the first alley south of Alameda Street; thence easterly 150 feet to a point; thence in a southerly direction 38.5 feet more or less, to a point; thence westerly 150 feet to a point on the easterly margin of 24th Avenue, North; thence with the margin of the same, northerly 40 feet to the beginning.
>
> Being the same property conveyed to Rosa B. Osborne, now Rosa B. Osborne Lyons, by Installment Deed from C. L. Steinhouse and H. C. Stillwell, of record in Book 5303, Page 682, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Metropolitan Housing & Development Agency, its successors and assigns, in fee simple forever, in bar of the equity of redemption, statutory rights of redemption, homestead and dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priority as a matter of law.

The Substitute Trustee does hereby transfer, assign and set over to the said Metropolitan Housing & Development Agency, its successors and assigns, all covenants and warranties contained in the aforementioned Installment Deed, and does warrant title as fully as he is authorized to do so as Substitute Trustee, subject to any exceptions noted herein and shown of record, but no further or otherwise.

Witness my hand this 6th day of December, 1984 at Nashville, Tennessee.

Richard D. Speight
Substitute Trustee

RECEIVED
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
DEC 28 11 30 AM '84
IDENTIF. REFERENCE
17.32.07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for said State and County aforesaid, personally appeared before Richard D. Speight, Substitute Trustee, with whom I am personally acquainted, who being first duly sworn, acknowledged himself to be Substitute Trustee under an instrument referred to hereinabove, and that as such Substitute Trustee, being authorized so to do, he executed the foregoing instrument for the purposes therein contained by signing his name as Substitute Trustee on this 6th day of December, 1984 at Nashville, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 1984.

Robbie Huddleston
Notary Public

My Commission Expires:

July 18, 1987