File Box 41

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

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Tennessee Housing Development Agency Doctors Building 706 Church Street Nashville, Tennessee 37203	Same	83-1-127

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 8th day of April, 1985, by and between Paul E. Bidez, Substitute Trustee hereinafter referred to as "Substitute Trustee" and Tennessee Housing Development Agency hereinafter referred to as "Buyer"; and

WHEREAS, by Deed of Trust dated the 30th day of December, 1983, of record in Book 6212, page 777, and re-recorded in Book 6227, page 732, Register's Office for Davidson County, Tennessee, Elliott D. Boone and wife, Linda J. Boone conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described real estate, to secure payment to Tennessee Housing Development Agency of a Note dated December 30, 1983, in the original principal amount of Thirty-Five Thousand One Hundred Seventy-Three and no/100 Dollars ($35,173.00); and

WHEREAS, Warren H. Wild, Jr. was unable to serve as such Trustee and the lawful holder of the Note, 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 6479, page 447, 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;

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 11:30 a.m. on Monday, April 8, 1985, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on

04/25/85 0800 CHECK
3395

March 14, March 21, and March 28, 1985, and sent a copy of such notice to Elliott D. Boone and wife, Linda J. Boone 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 Forty Thousand Nine Hundred Thirty and 68/100 Dollars ($40,930.68), this being the highest, last and best bid.

NOW, THEREFORE, I, Paul E. Bidez, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Forty Thousand Nine Hundred Thirty and 68/100 Dollars ($40,930.68), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Tennessee Housing Development Agency, its 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:

> LAND in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 30 and the easterly 45 feet of Lot No. 32 on the Plan of W.H. Hyronemus Addition, as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Elliott D. Boone and wife, Linda J. Boone by deed of record in Book 6212, page 774, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all equities of redemption, homestead and dower and other rights or exemptions as provided in, but only to the extent provided in, said Deed of Trust.

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.

(9) Rights of redemption, if any, including but not limited to the right of redemption set forth in Tennessee Code Annotated Section 66-8-101 et seq.

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, Deborah A. Hughes, a Notary Public of the State and County aforesaid, personally appeared PAUL E. BIDEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 8th day of April ____, 1985.

Deborah A. Hughes
Notary Public

My commission expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Forty Thousand Nine Hundred Thirty and 68/100 Dollars ($40,930.68).

Paul E Bidez
Affiant

Subscribed and sworn to before me this the 8th day of April, 1985.

Deborah A. Hughes
Notary Public

My commission expires: 7-18-87

I 9 5 0 2 7

IDENTIF. REFERENCE

APR 8 4 09 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN