J to Box 41

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

BOOK 6537 PAGE 473

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	71-15-344

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 19th 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 April, 1980, of record in Book 5596, page 703, Register's Office for Davidson County, Tennessee, Gary L. Barnett conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described real estate, to secure payment to Tennessee Housing Development Agency of a Note dated April 30, 1980, in the original principal amount of Twenty-Five Thousand Four Hundred and no/100 Dollars ($25,400.00); 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 6514, page 704, 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 10:30 a.m., on Friday, April 19, 1985, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on March 28, April 4, and April 11, 1985, and sent a copy of such notice to

Alex P. Harney and wife, Rebecca Harney being the current owners of said property pursuant to a deed of record in Book 5673, page 452, Register's Office for Davidson County, Tennessee, 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 Twenty-Five Thousand Six Hundred Seventy-Nine and 83/100 Dollars ($25,679.83), 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 Twenty-Five Thousand Six Hundred Seventy-Nine and 83/100 Dollars ($25,679.83), 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:

> Being Lot No. 68 on the Plan of the Benedict Land Co.'s Subdivision of the Lindsley Tract, of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, and in bar of all equities of redemption, homestead, dower and all 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, Jennifer Jordan, 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 19th day of April, 1985.

Jennifer Jordan
Notary Public

My commission expires: 1-10-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Twenty-Five Thousand Six Hundred Seventy-Nine and 83/100 Dollars ($25,679.83).

Paul E Bidez
Affiant

Subscribed and sworn to before me this the 19th day of April, 1985.

Jennifer Jordan
Notary Public

My commission expires: 1-10-89

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IDENTIF. REFERENCE

APR 19 2 53 PM '85

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

PEB/4-19-85