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This instrument prepared by:
Robert C. Goodrich, Jr.
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6696 PAGE 246

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
TENNESSEE HOUSING DEVELOPMENT AGENCY 200 Fourth Ave. North Nashville, Tennessee 37219	same	62-13-73

SUBSTITUTE TRUSTEE'S DEED

This instrument made on this the 29th day of October, 1985, by Robert C. Goodrich, Jr., Substitute Trustee (hereinafter referred to as "Substitute Trustee").

WHEREAS, by Deed of Trust dated the 17th day of July, 1984, of record in Book 6342, page 360, Register's Office for Davidson County, Tennessee, Johnny Wilbur Marshall and wife, Phyllis Anne Marshall conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described real estate, to secure payment to The Tennessee Housing Development Agency of a Note dated July 11, 1984, in the original principal amount of Forty Seven Thousand Five Hundred and no/100 Dollars ($47,500.00); and

WHEREAS, Warren H. Wild, Jr. was unable to serve as such Trustee and the lawful holder of the Note, The Tennessee Housing Development Agency appointed Robert C. Goodrich, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6651, page 292, 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 not less than thirty (30) days notice was given of such default to Johnny Wilbur Marshall and wife, Phyllis Anne Marshall, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; 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 12:00 o'clock noon on October 21, 1985, at the south door of the Courthouse in Davidson, County, Tennessee, such advertisement appearing in said paper on September 19, September 26, and October 3, 1985, and sent a copy of such notice to Johnny Wilbur Marshall and wife, Phyllis Anne Marshall, 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 The Tennessee Housing Development Agency, at the price of Forty Four Thousand Five Hundred Dollars ($44,500.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert C. Goodrich, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Forty Four Thousand Five Hundred Dollars ($44,500.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Tennessee Housing Development Agency 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 Lot No. 16 on the Plan of George I. Waddey's Subdivision of the W. N. Morgan 18.25 Acre Tract, of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 16 fronts 100 feet on the easterly margin of Hemlock Avenue and extends back back between parallel lines, with the northwesterly margin of Claypool Drive, formerly an unnamed Avenue, 200 feet to a dead line.

BEING the same porperty conveyed to Johnny Wilbur Marshall, Jr. and wife, Phyllis Anne Marshall by deed of record in Book _____, Page _____, 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 right of homestead exemption in and equitable and statutory redemption of the property, and all right of dower and curtesy in the property, but only as provided in the 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 other matters which take prior over the Deed of claims or 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.

Robert C. Goodrich, Jr.
Robert C. Goodrich, Jr.,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6696 PAGE 249

Before me, Melody D. McMahan, a Notary Public of the State and County aforesaid, personally appeared ROBERT C. GOODRICH, JR., 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 29th day of October, 1985.

Melody D. McMahan
Notary Public

My commission expires: 9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Forty Four Thousand Five Hundred Dollars ($ 44,500.00).

Robert C Goodrich Jr.

Subscribed and sworn to before me this the 29th day of October, 1985.

Melody D. McMahan
Notary Public

My commission expires: 9-9-89

48812

IDENTIFICATION REFERENCE

Oct 30 11 38 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN