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

BOOK 6780 PAGE 194

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Tennessee Housing Development Agency 706 Church Street Nashville, TN 37203	Same	Par 107 4D-42725

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 7th day of February, 1986, by Robert C. Goodrich, Jr., Substitute Trustee (hereinafter referred to as "Substitute Trustee").

WHEREAS, by Deed of Trust dated the 21st day of September, 1982, of record in Book 5942, page 615, Register's Office for Davidson County, Tennessee, Roger H. Buchanan and wife, Pamela F. Buchanan, conveyed to Donald L. Poleway and D. Gene Merrill, Trustees, the hereinafter described real estate, to secure payment to the Tennessee Housing Development Agency of a Note dated September 21, 1982, in the original principal amount of Thirty-Two Thousand Six Hundred Dollars ($32,600.00); and

WHEREAS, Donald L. Poleway and D. Gene Merrill were unable to serve as such Trustees 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 6760, page 42, 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 12:00 o'clock noon on Friday, February 7, 1986, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on January 16, January 23, and January 30, 1986, and sent a copy of such notice to Roger H. Buchanan and Pamela F. Buchanan 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 Thirty-One Thousand Fifty-Four and no/100 Dollars ($31,054.00), 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 Thirty-One Thousand Fifty-Four and no/100 Dollars ($31,054.00), 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, its heirs, 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. 111 on the Plan of Village of Old Hickory, Section "A", as of record in Book 1424, page 68, 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 Roger H. Buchanan and Pamela F. Buchanan by deed of record in Book 5942, page 612, Register's Office for Davidson County, Tennessee.
>
> There is a five-foot public utility easement located along the rear lot line.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all equities of redemption, homestead, dower and all other rights and

exemptions of every kind, 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.

Robert C. Goodrich, Jr.
ROBERT C. GOODRICH, JR.,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 7th day of February, 1986.

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 Thirty-One Thousand Fifty-Four and no/100 Dollars ($31,054.00).

Robert C. Goodrich

Subscribed and sworn to before me this the 7th day of February, 1986.

Melody D. McMahan
Notary Public

My commission expires: 9-9-89

75083

IDENTIFICATION REFERENCE

FEB 10 10 09 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

0839B/2-6-86