Send tax bills to:

Tennessee Housing Development Agency
Suite 222, Doctor's Building
706 Church St.
Nashville, TN 37203

Prepared by:

D. W. McMackin
McMackin, Garfinkle & McLemore
219 Fifth Avenue, North
Nashville, TN 37219

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TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 12, 1984 and recorded in Book 6214, page 590, re-recorded in Book 6216, page 876 and re-recorded in Book 6230, page 707, Register's Office, Davidson County, Tennessee, Jerry A. Johnson and wife, Audrey D. Johnson, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 14, 1986 and recorded in Book 6769, page 539, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D. W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D. W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness, and

WHEREAS, I, D. W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 13, 20 and 27, 1986, stating that on March 13, 1986, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and any statutory right of redemption arising under Tennessee law; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee,

03/17 9:00 F CHECK

offered said property for sale at public outcry and sold said property to Tennessee Housing Development Agency for $30,430.09, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D. W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Tennessee Housing Development Agency (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot 103 on the Plan of Sharp & Crutcher's Addition of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jerry A. Johnson and wife, Audrey D. Johnson, by deed from W. T. Clinard and wife, Jessie B. Clinard, of record in Book 6214, page 587, Register's Office, Davidson County, Tennessee.

This is improved property located at 1011 Lischey Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assign, forever, but subject to said real estate taxes and statutory right of redemption.

WITNESS my hand on this 13th day of March, 1986.

D W McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 13th day of March, 1986.

Lea Ann Riggs
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:
4-17-88

BOOK 6805 PAGE 143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,430.09.

Affiant

Subscribed and sworn to before me, this ~~13th~~ day of March, 1986.

Notary Public

My commission expires:

4-17-88

LEA ANN RIGGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 17 11 13 AM '86

IDENTIFICATION REFERENCE

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