Address new owner and send tax bills to:

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

Prepared by:

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

BOOK 7014 PAGE 214

Mortgagee: None

61-24-11
12D208855

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 17, 1979 and recorded in Book 5484, page 494, Register's Office, Davidson County, Tennessee, Fred Springer Talley and wife, Edith E. Talley, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 8, 1986, and recorded in Book 6982, page 532, 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 September 24 and October 2 and 9, 1986, stating that on October 17, 1986, at 12:15 p.m. 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, offered said property for sale at public outcry and sold said property to Tennessee Housing Development Agency, for $24,627.44, 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, beginning in the easterly margin of Ben Allen Road, 687 feet from the corner of Lot 246 Maplewood Heights Subidivison, as of record in Book 547, page 103, Register's Office for said County; thence running North 17 degrees 45' West 50 feet; thence North 72 degrees 15' East, 400 feet to Nickens line; thence South 17 degrees 45' East, 50 feet; thence South 72 degrees 15' West, 400 feet to the BEGINNING.

Being the same property conveyed to Fred Springer Talley and wife, Edith E. Talley, by deed from Lida M. Reese, unmarried, of record in Book 5484, page 491, Register's Office, Davidson County, Tennessee.

This is improved property located at 541 Ben Allen Road, Nashville, Tennessee 37216.

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

WITNESS my hand on this 17th day of October, 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 17th day of October, 1986.

Robert M. Garfinkel
Notary Public

My commission expires: October 24, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $24,627.44.

D. W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me, this 17th day of October, 1986.

Robert M. Garfinkel
Notary Public

My commission expires: October 24, 1988

IDENTIFICATION REFERENCE
OCT 20 2 43 PM '86
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