Box 30

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Tennessee Housing Development Agency
Doctors Building, Suite 226
706 Church Street
Nashville, TN 37203

BOOK 7159 PAGE 727

Map 86-07 Parcel 14 Field Book No. 04D 01130

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated November 10, 1982, to Ralph E. Kelly and Thomas F. Baker, IV, Trustee, executed by Catherine Beadle, unmarried, as same appears of record in Book 5963, page 426, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ralph E. Kelly and Thomas F. Baker, IV, as Trustee under said Deed of Trust and has nominated and appointed Marilyn J. Patterson as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 7108, page 961, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn J. Patterson, Successor Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on January 29, 1987, and subsequent insertions appearing on February 5, 1987, and February 12, 1987, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 27, 1987, at 11:00 o'clock a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Tennessee Housing Development Agency at and for the sum of FIFTY-THREE THOUSAND FOUR HUNDRED SEVENTY-SIX AND 63/100 ($53,476.63) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Tennessee Housing Development Agency, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn J. Patterson as Successor Trustee, does hereby grant, bargain, sell and convey to the said Tennessee Housing Development Agency, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

Being Lot No. 18 on the Plan of Jackson's Retreat Section 1, Phase 1, of record in Book 5200, page 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 57.46 feet on the south side of Jackson's Valley Road and extends back 124.14 feet on the east line and 152.77 feet on the west line to a broken rear line measuring 112.44 feet thereon.

Being the same property conveyed to Catherine Beadle by deed from Randall Phillips Buildings, Inc. of record in Book 5963, page 423, Register's Office for Davidson County, Tennessee.

This is improved property known as 1012 South Jackson's Valley, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Tennessee Housing Development Agency, its successors and assigns, in fee simple forever, to whom the said Marilyn J. Patterson, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn J. Patterson, as Successor Trustee, has executed this instrument on the 5th day of March, 1987.

Marilyn J. Patterson
MARILYN J. PATTERSON,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn J. Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 5th day of March, 1987.

Donna O. Sledge
NOTARY PUBLIC

My commission expires: 7/9/89

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $53,476.63.

Marilyn J. Patterson
Affiant

Sworn to and subscribed before me,
this 5th day of March, 1987.

Donna O. Sledge
Notary Public

My commission expires: 7/9/89

IDENTIFICATION REFERENCE 01254

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Mar 6 1 10 PM '87