THIS INSTRUMENT WAS PREPARED BY:
GEORGE E. BARRETT
ATTORNEY AT LAW
217 2nd Avenue North
Nashville, Tennessee 37201

BOOK 7200 PAGE 988

TRUSTEE'S DEED

Address New Owner(s):

Metropolitan Development
and Housing Agency
701 South Sixth Street
Nashville, Tennessee 37202

Send Tax Bills To:

SAME

Map and Parcel No.: 81-12-85

RUSH

APR 13 12 45 PM '87
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
14181

WHEREAS, by Tennessee Deed of Trust, dated December 3, 1981, of record in Book 5828, Page 745, Register's Office of Davidson County, Tennessee, Fannie Osborne, unmarried, conveyed the real property commonly known as 1635 Arthur Avenue, Nashville, Tennessee described on attached Exhibit "A", which is herein incorporated by reference (the "property") to Gerald F. Nicely, Trustee, and his successor in trust, to secure the payment of a promissory note; and

WHEREAS, the aforementioned Deed of Trust contains powers in the Trustee and his successors in trust to sell the property in the event of a default in connection with the indebtedness secured thereby; and

WHEREAS, the indebtedness was not paid in accordance with the terms of said Deed of Trust and default in the payment thereof was declared; and

WHEREAS, the holder and lawful owner of the indebtedness under said Deed of Trust duly appointed Gary D. Wood, as Substitute Trustee, in the place and stead of Gerald F. Nicely, Trustee, who is vested with all the rights, powers and privileges of the Original Trustee named in said Deed of Trust, and said appointment of Substitute Trustee was duly noted in Book 7122, Page 594, Register's Office of Davidson County, Tennessee; and

WHEREAS, at the request of the lawful owner and holder of the

indebtedness, the Substitute Trustee gave notice of the time and place of sale, all in accord with the Deed of Trust and the laws of Tennessee by publishing an advertisement for twenty-one consecutive days in the Nashville Record, a newspaper of general circulation, and published in Nashville, Davidson County, Tennessee, said notice being first published on February 26, 1987 and thereafter published on March 5, 1987 and March 12, 1987, with said Notice of Sale advertising the sale of the property to be held on Monday, March 16, 1987, at 2:00 p.m.; and

WHEREAS, on March 16, 1987 at 2:00 p.m. at the South Door of the Davidson County Courthouse in Nashville, Tennessee, being the time and place fixed in said Notice, the property was offered for sale at public auction to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder (or agent) thereof was the successful purchaser) and in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, as provided in, but only to the extent provided in said Deed of Trust, and subject to any and all unpaid taxes that may be a lien against the property and subject to any and all other liens and all other matters which take priority over said Deed of Trust; and the Substitute Trustee having received a bid of Sixteen Thousand Three Hundred Seventy-Nine and 05/100 Dollars ($16,379.05) which bid was the last, highest and best bid, and payment having been made by credit upon the indebtedness, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the foregoing and the sum bid and paid as herein provided, I, Gary D. Wood, Substitute Trustee, do hereby bargain, sell, transfer, and convey "the property" unto the Metropolitan Development and Housing Agency, its successors and assigns ("Grantee").

TO HAVE AND TO HOLD the property, toegether with the estate, title and interest and all hereditaments, easements, apppurtenances and improvements thereto belonging, to the Grantee in fee simple absolute, free from homestead, dower, the equity of redemption, and all other rights or exemptions of every kind of the Grantor as

provided, in said Deed of Trust, and subject only to any and all liens, easements, encumbrances, property taxes, statutory right of redemption if any and other matters that are prior in right to the lien of the Deed of Trust.

I, Gary D. Wood, Substitute Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Substitute Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the property against the claims of all persons claiming by, through or under me as such Substitute Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 30th day of March, 1987.

Gary D. Wood

GARY D. WOOD
Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee named herein, and who further acknowledged that he as such Substitute Trustee executed the foregoing instrument (Trustee's Deed) for the purposes therein contained, and who states, upon oath, that the actual consideration or value, whichever is greater, for this transfer is Sixteen Thousand Three Hundred Seventy-Nine and 05/100 Dollars ($16,379.05).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 30th day of March, 1987.

Carol Jean Gentry

NOTARY PUBLIC

My Commission Expires:

CAROL JEAN GENTRY
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES
APRIL 17, 1988

NOTARY PUBLIC

LGLD2H

EXHIBIT "A"

DESCRIPTION OF PROPERTY BOOK 7200 PAGE 931

Being the westerly 15 feet of Lot No. 373 and easterly 18 feet of Lot No. 374 in McGavock, Wetmore and Others Addition to Nashville, called the Town of McGavock, plan of which is of record in Book 21, page 23, Register's Office for said county.

Said parts of said lots front together 33 feet on the southwesterly side of Arthur Avenue and run back between parallel lines 150 feet, more or less to 11th Avenue, North.

Being the same property conveyed to Fannie Sue Osborne, by deed from James W. Osborne, of record in Book 5810, Page 570, Register's Office for Davidson County, Tennessee.