Name and address of owner:

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

Mortgagee:

None

Prepared by:

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

52-02-94
11 D 46625

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 3, 1980, and recorded in Book 5661, page 72, Register's Office, Davidson County, Tennessee, Richard D. Ward and wife, Vickie D. Ward, conveyed to Wayne R. Tate, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 7, 1987, and recorded in Book 7210, page 236, 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 21 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 April 30 and May 7 and 14, 1987, stating that on May 22, 1987, at 12:10 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 $29,688.55, 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 the easterly 20 feet of Lot No. 16 and the westerly 40 feet of Lot No. 17, Block C on the revised map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 60 feet on the southerly side of Carmel Avenue, and runs back between parallel lines 145 feet to a line in the rear on which it measures 60 feet.

Being the same property conveyed to Kile D. Fudge and wife, Debra Kay Fudge, by deed from Dorothy Jean Pinkston, of record in Book 6093, page 423, Register's Office, Davidson County, Tennessee.

This is improved property located at 636 Carmel Drive, Madison, Tennessee 37115.

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 statutory right of redemption, if applicable.

WITNESS my hand on this 22nd day of May, 1987.

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 22nd day of May, 1987.

Rebecca S. Bridges
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

11/12/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $29,688.55.

D W McMackin, Substitute Trustee
Affiant

Subscribed and sworn to before me, this 22nd day of May, 1987.

Rebecca S. Bridges
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

11/12/90

28871

IDENTIFICATION REFERENCE

MAY 22 12 38 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH