Name and address of owner:

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

Send tax bills:
Same

Prepared by:

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

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95-08-A1166
4 pgs $20

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 26, 1985, and recorded in Book 6618, page 319, Register's Office, Davidson County, Tennessee, John M. Edens, umarried, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness: and

WHEREAS, by instrument dated July 2, 1987, and recorded in Book 7295, page 470, 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 July 30 and August 6 and 13, 1987, stating that on August 21, 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;

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 $48,053.19, 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 Unit #111, Brooke Castle, of record in Book 6250, page 156, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to John M. Edens by deed from Aubrey H. Johnson, Jr. and wife, Thea T. Johnson, of record in Book 6618, page 316, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 111 Brooke Castle Drive, Hermitage, Tennessee 37076.

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..

WITNESS my hand on this 21st day of August, 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 21st day of August, 1987.

Notary Public

My commission expires:

1/1/91

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,053.19.

Affiant

Subscribed and sworn to before me, this 21st day of August, 1987.

Notary Public

My commission expires:

1/9/91

58149

RECEIVED FOR RECORD
Aug 21 1 18 PM '87