mail

THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

C. EDWARD COOMER

Substitute Trustee

Map 150-7
Parcel 373

SUBSTITUTE TRUSTEE'S DEED

TO: TENNESSEE HOUSING DEVELOPMENT AGENCY

WHEREAS, by Deed of Trust executed May 1, 1984, and recorded in Book 6285, page 690, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from J. Phillip Jones and wife, Laurie Pursifull-Jones (Mortgagors) to Albert Wm. Johnson, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, the Tennessee Housing Development Agency is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 6285, page 690, Register's Office of said County; and

WHEREAS, the Tennessee Housing Development Agency did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 7479, page 985, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee,

on Friday, April 8, 1988, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and the Tennessee Housing Development Agency, was the highest and best bidder for cash, said bid being in the amount of $58,768.45;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to the Tennessee Housing Development Agency, its successors and assigns forever, that certain land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 41-B, Zone Lot Division Lot No. 41, Lakeshore Woods, Section III, as of record in Book 5200, page 621, and as amended in Book 5200, page 768, Register's Office for said County, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joann Michelle Farris by deed from J. Phillip Jones and wife, Laurie Pursifull-Jones, of record in Book 7037, page 886, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 8th day of April, 1988, by subscribing hereto my official signature.

C. EDWARD COOMER

C. Edward Coomer

Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 8th day of April, 1988, at Nashville, Tennessee.

My Commission Expires:

11-12-89

NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $58,768.45, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of April, 1988, at Nashville, Tennessee.

My Commission Expires:

11-12-89

NOTARY PUBLIC

APR 8 11 15 AM '88

IDENTIFICATION REFERENCE

19917

ADDRESS OF NEW OWNER:
T. H. D. A.
% C. Edward Coomer, Atty.
392 Harding Place
Nashville, TN 37211