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
700 Landmark Center
7th Floor
Nashville, Tennessee 37219-2219

Map 108-8-E
6005 04/19/91 15:03 CHECK 6.00

SUBSTITUTE 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 October 12, 1983, to Warren H. Wild, Jr., Trustee, executed by Joseph Kenneth Phillips and wife, Janice Ann Phillips, as same appears of record in Book 6157, page 349, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Warren H. Wild, Jr., as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson, as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7487, page 629, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute 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 March 17, 1988, and subsequent insertions appearing on March 24, 1988, and March 31, 1988, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on April 11, 1988 at 11:10 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-FOUR THOUSAND EIGHT HUNDRED THIRTY-ONE AND 59/100 ($54,831.59) 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 Substitute 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 Jean Patterson, as Substitute 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:

> A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 15, Lot No. 25, in a Horizontal Property Regime as shown on the condominium site plan Section 3, Phase VI Revision of Lots 25, 26, 27, and 28 Quail Valley as of record in Plat Book 5800, page 204, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Edward H. Roney and wife, Donna D. Roney by deed from Joseph K. Phillips and wife, Janice Ann Phillips of record in Book 7009, page 135, Register's Office for Davidson County, Tennessee.

This is improved property known as 1306 Quail Valley Road, Nashville, Tennessee 37214.

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 Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 18th day of April, 1988.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn Jean 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 18th day of April, 1988.

Betty L. Morris
NOTARY PUBLIC

My commission expires: 1-21-1990

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 $54,831.59.

Marilyn Jean Patterson
Affiant

Sworn to and subscribed before me,
this 18th day of April, 1988.

Betty L. Morris
Notary Public

My commission expires: 1-21-1990

22692

IDENTIFICATION REFERENCE

Apr 19 12 49 PM '88

FEE $ WILSON ST REGISTER
DAVIDSON COUNTY TN

860MJP#4-04/12/88-155