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 71-15
Parcel 407

SUBSTITUTE TRUSTEE'S DEED 9.00
~~8249 08/18 0101 03CHECK~~

TO: TENNESSEE HOUSING DEVELOPMENT AGENCY

WHEREAS, by Deed of Trust executed September 26, 1985, and recorded in Book 6666, page 340, and corrected and ratified by instrument of record in Book 7515, page 888, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Joyce McCaskill and Lucy B. Harris (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, Tennessee Housing Development Agency is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 6666, page 340, and corrected and ratified by instrument of record in Book 7515, page 888, 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 7492, page 95, 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 Tuesday, June 14, 1988, at 10:00 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 $41,771.33;

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 south 65 feet of Lot No. 24 on the Map of Crutcher's Subdivision on part of the Lucy H. Lindsley Property, of record in Book 161, page 129, Register's Office for said County.
>
> Said part of said Lot No. 24 fronts 65 feet on the westerly side of Pennock Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Joyce McCaskill and Lucy B. Harris from Frances Lee Johnson, of record in Book 6666, page 337 and by deed of correction of record in Book 7515, page 884 and by quitclaim deed from Emma E. Bell to Joyce McCaskill of record in Book 7515, 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 14th day of June, 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 14th day of June, 1988, at Nashville, Tennessee.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $41,771,33, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Coomer
AFFIANT

Sworn to and subscribed before me this 14th day of June, 1988, at Nashville, Tennessee.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

4071

IDENTIFICATION REFERENCE

JUN 16 9 23 AM '88

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN