THIS INSTRUMENT WAS PREPARED BY:
GEORGE E. BARRETT
ATTORNEY AT LAW
217 2ND AVENUE NORTH
NASHVILLE, TENNESSEE 37201

BOOK 7699 PAGE 541

TRUSTEE'S DEED 5813 11/09 0101 01CASH 12.00

Address New Owner(s):
Metropolitan Development and Housing Agency
701 South Sixth Street
Nashville, Tennessee 37206

Send Tax Bills To:

Same

Map and Parcel Number: 81-8-504

USDV

RECEIVED FOR RECORD AND RECORDED IN DAVIDSON COUNTY, TENNESSEE
Nov 9 10 08 AM '88
REGISTER OF DEEDS

83909

WHEREAS, by Tennessee Deed of Trust, dated November 1, 1979, of record in Book 5524, Page 889, Register's Office of Davidson County, Tennessee, Gustava Newbell, unmarried, and Lillie M. Simpson, unmarried, conveyed the real property commonly known as 1612 6th Avenue North, Nashville, Tennessee 37208 described on attached Exhibit "A", which is herein incorporated by reference (the "property") to Ed M. Phillips, Trustee and his successor in trust, to secure the payment of a promissory note; and

WHEREAS, the aforementioned Deed of Trust contains powers in the Trustee and his successors in trust to sell the property in the event of a default in connection with the indebtedness secured thereby; and

WHEREAS, the indebtedness was not paid in accordance with the terms of said Deed of Trust and default in the payment thereof was declared; and

WHEREAS, the holder and lawful owner of the indebtedness under said Deed of Trust duly appointed Gary D. Wood, as Substitute Trustee, in the place and stead of Ed M. Phillips, Trustee, who is vested with all the rights, powers and privileges of the Original Trustee named in said Deed of Trust, and said appointment of Substitute Trustee was duly noted in Book 7664, Page 404, Register's Office of Davidson County, Tennessee; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness, the Substitute Trustee gave notice of the time and place of sale, all in accord with the Deed of Trust and the laws of Tennessee by publishing an advertisement for twenty-one

(21) consecutive days in the Nashville Record, a newspaper of general circulation, and published in Nashville, Davidson County, Tennessee, said notice being first published on October 6, 1988, and thereafter published on October 13, 1988 and October 20, 1988, with said Notice of Sale advertising the sale of the property to be held on Thursday, October 27, 1988, at 12:00 Noon; and

WHEREAS, on October 27, 1988 at 12:00 Noon at the South Door of the Davidson County Courthouse in Nashville, Tennessee being the time and place fixed in said notice, the property was offered for sale at public outcry to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder (or agent) thereof was the successful purchaser) and in bar of all equities of redemption, homestead, downer, and all other rights or exemptions of every kind, as provided in, but only to the extent provided in said Deed of Trust, and subject to any and all unpaid taxes that may be a lien against the property and subject to any and all other liens and all other matters which take priority over said Deed of Trust; and the Substitute Trustee having received a bid of Nine Thousand Six Hundred Thirty-Four and 23/100 Dollars ($9,634.23) which bid was the last, highest and best bid, and payment having been made by credit upon the indebtedness, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the foregoing and the sum bid and paid as herein provided, I, Gary D. Wood, Substitute Trustee, do hereby bargain, sell, transfer, convey "the Property" upon the Metropolitan Development and Housing Agency, its successors and assigns ("Grantee").

TO HAVE AND TO HOLD the property, together with the estate, title and interest and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple absolute, free from homestead, dower, the equity of redemption, and all other rights or exemptions of every kind of the Grantor as provided, in said Deed of Trust, and subject only to any and all liens, easements, encumbrances, property taxes,

statutory right of redemption, if any, and other matters that are prior in right to the lien of the Deed of Trust.

I, Gary D. Wood, Substitute Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so a Substitute Trustee, and subject only to the matters herein expressly reserved, I hereby warrant title to the property against the claims of all persons claiming by, through or under me as such Substitute Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 1st day of November, 1988.

GARY D. WOOD
Substitute Trustee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee named herein, and who further acknowledged that he as such Substitute Trustee executed the foregoing instrument (Trustee's Deed) for the purposes therein contained, and who states, upon oath, that the actual consideration or value, whichever is greater, for this transfer is Nine Thousand Six Hundred Thirty-Four and 23/100 Dollars ($9,634.23).

WITNESS my hand and official seal at office in Nashville, Tennessee on this 1st day of November, 1988.

Carol Jean Gentry
Notary Public

My Commission Expires:

CAROL JEAN GENTRY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MY COMMISSION EXPIRES
MARCH 3, 1992

CAROL JEAN GENTRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LD1058

EXHIBIT "A"

Being Lot No. 151 on the Map of North Nashville Real Estate Company's Plan, of record in Book 21, page 105, Register Office for Davidson County, Tennessee.

Said Lot No. 151 fronts 50 feet on the Easterly side of 6th Avenue, North, and runs back between parallel lines 181 feet more or less to an alley.

Being the same property conveyed to Gustava Newbell and Lillie M. Simpson, by deed from Annie Frances German, of record in Book 5245, Page 907, Register's Office for Davidson County, Tennessee.