Return to

This instrument prepared by:
William P. Dougan, Attorney at Law
401 Davidson Road, Nashville, TN 37205

BOOK 7788 PAGE 288

Map No. 148.08.0/ Par. 237.00

Fld. Bk. 2 DU-70614

This is improved property at:

4656 Long Branch Dr.
Antioch, TN 37013

SEND TAX BILLS TO:

Tennessee Housing Development Agency
700 Landmark Center, 401 Church St.
Nashville, TN 37219-2202

The actual consideration or value, whichever is greater for this transfer, is $ 58,041.13.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 16th day of February, 1989.
STATE OF TENNESSEE
COUNTY OF DAVIDSON

K. D. Berger
Notary Public
My Commission Expires: Nov. 21, 1992

NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

Whereas, MILLIE ANN JONES, unmarried executed a deed of trust on the 28th day of August, 19 84, which was recorded in Trust Deed Book 6372, Page 973, Register's Office of Davidson County, Tennessee, conveying to Douglas R. Berry, Trustee, the hereinafter described property to secure payment to Tennessee Housing Development Agency, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Tennessee Housing Development Agency, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 7750, Page 555, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on February 13, 1989 at the front door of the Court House in Davidson County, Tennessee, at 12:00, noon,

RECORDER'S MEMO:
Illegibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when Tennessee Housing Development Agency, being the highest and best bidder, became the purchaser at the price of $ 58,,041.13, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Tennessee Housing Development Agency, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

Being Lot No. 50 on the Plan of Terragon Trails, Section 9, of record in Book 5200, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Millie Ann Jones, unmarried, by deed from Cindy Merryman, unmarried, of record in Book 6372, Page 970, said Register's Office.

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TO HAVE AND TO HOLD THE same unto the said Tennessee Housing Development Agency, its successors and assigns, forever William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or hnder him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 16 th day of February, 1989.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF

On this 16th day of February, 19 89, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:
Nov. 21, 1992

K.D. Borgers
Notary Public