BOOK 7878 PAGE 769

Name and address of new owner:	Send tax bills:	Prepared by:
Tennessee Housing Development Agency 401 Church Street Nashville, TN 37219	Same	D.W. McMackin 219 Fifth Ave, N. Nashville, TN 37219

44-05-161
4D36730

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 27, 1987, and recorded in Book 7189, page 202, Register's Office, Davidson County, Tennessee, Tommie H. Thompson and wife, Veronica A. Thompson, conveyed to Arthur C. Coble, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 25, 1989, and recorded in Book 7840, page 228, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of June 8, 15 and 22, 1989, stating that on June 30, 1989, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash

Jun 30 12 18 PM '89

at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Tennessee Housing Development Agency for $38,429.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Tennessee Housing Development Agency hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Rayon City, of record in Plat Book 843, at page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tommie H. Thompson and wife, Veronica A. Thompson, by deed from Ricky D. Carnahan and wife, Judy D. Carnahan, of record in Book 7189, page 199, Register's Office, Davidson County, Tennessee.

This is improved property located at 106 Newell Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee

all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 30th day of June, 1989.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, on this the 30th day of June, 1989.

Joan Catherine Tillard
Notary Public

My Commission Expires: 11/10/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,429.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 30th day of June, 1989.

Joan Catherine Tillard
Notary Public

My Commission Expires: 11/10/91