R414

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 7889 PAGE 781

ADDRESS NEW OWNER:

THDA
~~Fidelity Federal Savings and Loan Association of Tennessee~~ 700 Landmark Center
401 Union ~~Street~~ 401 Church St
Nashville, Tennessee 37219 -2202

SEND TAX BILLS: Same.

MAP AND PARCEL NO.
43-5-60
11D-60065

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,204.27.

Affiant

Subscribed and sworn to before me this 14 day of July, 1989.

Notary Public
My Commission Expires: 3/3/92

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 31, 1984 of record in Book 6417, page 379, Register's Office for Davidson County, Tennessee, Ruby Carol Bowins, unmarried conveyed the property hereinafter described to Vaden Lackey, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and the Tennessee Housing Development Agency being the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Thomas T. Pennington, having been appointed Successor Trustee by instrument of record in Book 7859, Page 846, said Register's Office, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on June 22, June 29 and July 6, 1989, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Thomas T. Pennington, Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on July 14, 1989, at 12:00 p.m., (noon) at the Main door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Fidelity Federal Savings and Loan Association of Tennessee was the highest and best bidder, the amount of its bid being in the sum of Fifty Eight Thousand Two Hundred Four and 27/100ths ($58,204.27) Dollars, and the Tennessee Housing Development Agency being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Thomas T. Pennington, Successor Trustee under the said Deed of Trust of record in Book 6417, page 379, Register's Office for said County, do hereby transfer, assign, and convey unto the said Tennessee Housing Development Agency its successors and assigns, all of the right, title and interest in and to the said property described below vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do but no further or otherwise.

Land in Davidson County, Tennessee, being Lot No. 13 and the west 34 feet of Lot No. 14 of Block "A" on the Map of Kennaston Estates, as of record in Book 843, page 83, said Register's Office.

Said Lot 13 and part of Lot 14 adjoin and front together 84 feet on the north side of Roosevelt Street and run back between lines, 136.7 feet on the west side and 137.5 feet on the east line to a dead line on which they measure 84 feet.

Being the same property conveyed to Ruby Carol Bowins, unmarried, by deed from Raymond C. Aaron and wife, Harriet A. Baggett, as of record in Book 6417, page 376, said Register's Office.

This is improved property known as: 219 Roosevelt
Madison, Tennessee 37115

This conveyance is made subject to unpaid taxes; the plan of record in Book 843, page 83 said Register's Office, any and all other prior restrictions, encumbrances or liens of any nature.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Tennessee Housing Development Agency its successors and assigns, forever.

IN WITNESS WHEREOF, the said Thomas T. Pennington, Successor Trustee, has hereunto set his hand this ____ day of July, 1989.

Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, Thomas T. Pennington, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of July, 1989.

Notary Public

My commission expires: 3/8/92

4947.2

IDENTIFICATION REFERENCE

JUL 14 3 45 PM '89

DAVIDSON COUNTY, TN