Name and address of new owner:
Tennessee Housing Development Agency
401 Church Street
Nashville, TN 37219

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758

46-53 0723 03/08 0101 03CHECK 9.00
13D40380

093446

IDENTIF. REFERENCE

MAR 8 1 36 PM '90

DAVIDSON COUNTY T.N.

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 25, 1988, recorded in Book 7532, page 255, Register's Office, Davidson County, Tennessee, Wiley Dean Harper and wife, Carrie Lynn Harper, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 2, 1990, and recorded in Book 8028, page 792, 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 February 8, 15 and 22, 1990, stating that on March 2, 1990, at 12:10 p.m. 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 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 $50,115.85, 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 the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan Marked Exhibit "A" of part of the lands of Elias Simpkins, deceased, as of record in Plan Book 2, page 64, Chancery Court at Nashville, and being Lot No. 1 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey, as follows:
>
> BEGINNING at a point in the southeasterly margin of Bull Run Road at the common corner of Lot Nos. 1 and 2 on said survey, said point lying south 59 degrees 30' West 422.4 feet along said margin from the southwesterly line of the property conveyed to Emory E. Taylor and wife, by deed from Elizabeth Walker Welck and husband of record in Book 2700, page 359, Register's Office for said County; thence, with said margin South 59 degrees 30' West 110 feet to an iron pin in the center of a ditch; thence, with the center of said ditch, South 18 degrees 41' East 174 feet to the center of Bull Run Creek, being said Taylor's northwesterly line, thence, with the center of said Creek along said Taylor's northwesterly line, northeasterly to the

southerly corner of Lot No. 2 on said survey; thence, with the line between said Lots Nos. 1 and 2 on said survey, North 30 degrees 30' West 173 feet to the beginning.

Being the same property conveyed to Wiley Dean Harper and wife, Carrie Lynn Harper, by deed from James S. Morris and wife, Sherry J. Morris, of record in Book 7532, page 252, Register's Office, Davidson County, TN.

This is improved property located at 177-A Bull Run Road, Ashland City, TN 37015.

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 2nd day of March, 1990.

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, Tennessee, on this the 2nd day of March, 1990.

Camille R. Wilder
Notary Public

My Commission Expires: October 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,115.85.

D.W. McMackin
Affiant Substitute Trustee

Subscribed and sworn before me, this 2nd day of March, 1990.

Camille R. Wilder
Notary Public

My Commission Expires: October 9, 1991