George E. Dixon
Loan No. 130386
BOOK 8088 PAGE 33

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

Send tax bills:
Same

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

71-16-183
20W28030

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 6, 1980, recorded in Book 5599, page 88, Register's Office, Davidson County, Tennessee, George E. Dixon and wife, Lois A. Dixon, conveyed to Ernest W. Turnbull, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 17, 1990, and recorded in Book 8048, page 477, 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 March 15, 22 and 29, 1990, stating that on April 6, 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 $27,936.89, 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 Nos. 50 and 51 on the Map of Oakwood Park as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.
>
> Being the same property conveyed to George E. Dixon and wife, Lois A. Dixon, by deed from Louella C. Taylor, of record in Book 5599, page 85, Register's Office, Davidson County, TN.
>
> This is improved property located at 1200 North 5th Street, Nashville, TN 37207.

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 6th day of April, 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 6th day of April, 1990.

Camille K. 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 $27,936.89.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 6th day of April, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

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IDENTIF. TREFERENCE

APR 13 11 54 AM '90

DAVIDSON COUNTY TN

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