Return to

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

Map/ Parcel No. 43-14/112

11D-45400

This is improved property at:

245 Lanier Drive
Madison , TN 37115

SEND TAX BILLS TO:
VETERANS ADMINISTRATION
Property Disposition Branch
110 9th Avenue South
Nashville, TN 37203

OWNER: NORMAN GRAY

MTG. CO. 312240

VA/FHA# LH 281228

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer, is $ 28,024.35 .

TAX EXEMPT
Affiant

Subscribed and sworn to before me, this _____ day of _____, 19__,

_____
Notary Public

My Commission Expires: _____

7386 06/06 0101 03CHECK 6.00

SUCCESSOR TRUSTEE'S DEED

Whereas, Norman W. Gray and wife Barbara J. Gray executed a deed of trust on the 1st day of March, 19 79, which was recorded in Trust Deed Book 5403, Page 773, Register's Office of Davidson County, Tennessee, conveying to Leon Sharber, Trustee(s), 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 8052, Page 477, 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 April 30, 1989 at the front door of the Court House in Davidson County, Tennessee, at 12:02 P.M., 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 bidder,

became the purchaser at the price of $ 28,024.35 , 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. 1 on an unrecorded survey by Robert Cummings dated 6/14/76 and described as follows:

Beginning at a point in the easterly margin of Lanier Drive, thence South 86 deg. 01 min. East 182.98 ft. to a point; thence, North 3 deg. 59 min. East 53.95 ft. to a point; thence, North 70 deg. 06 min. West 142.48 ft. to a point in the easterly margin of Lanier Drive; thence South 30 deg. 15 min. West 103.7 ft. to the point of beginning.

Being the same property conveyed from Ben F. Harris and wife Goldie Harris to Norman W. Gray and wife Barbara J. Gray by deed of record in Book 5403, page 770, Register's office for Davidson County, Tennessee.

3.1305

IDENTIFICATION REFERENCE

JUN 6 9 03 AM '90

DAVIDSON COUNTY, TN

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 under 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 5th day of June, 19 90.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 19 90, 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 herein contained.

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

NOTARY PUBLIC

My Commission Expires: Nov 21, 1992

K. D. Boggs
Notary Public