MAP 81-12
PARCEL 106

BOOK 8184 PAGE 424

Real Property Tax Responsibility
TENNESSEE HOUSING DEVELOPMENT AGENCY
700 LANDMARK CENTER
401 CHURCH ST.
NASHVILLE, TN. 37219

This instrument prepared by:
VANESSA A. HENRY, Attorney
Henry & McCord
Attorneys at Law
P. O. Box 538
Tullahoma, TN 37388

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 27th day of April, 1988, of record in the Register's Office of Davidson County, Tennessee, in Trust Deed Book 7531, page 637, Glenn M. Shelton and wife Selma J. Shelton, conveyed to William H. Fantone, Jr., Trustee for Tennessee Housing Development Agency, the hereinafter described real estate to secure a certain promissory note dated the 27th day of April, 1988, executed by Glenn M. Shelton and wife, Selma J. Shelton, in the amount of FORTY THOUSAND THREE HUNDRED AND NO/100 DOLLARS ($40,300.00), and being due and payable in monthly installments beginning on June 1, 1988, and a like payment on the first day of each consecutive month thereafter until paid.

WHEREAS, said Deed of Trust provides for the appointment of a Substitute Trustee; and by instrument of record in Trust Deed Book 8513, page 11, Register's Office of Davidson County, Tennessee, Vanessa A. Henry has been duly appointed Substitute Trustee; and

WHEREAS, default was made in the payment of said note and the owner and holder thereof having directed the undersigned Trustee to sell said property, as provided by said Deed of Trust, I, Vanessa A. Henry, Substitute Trustee, did cause said real estate to be advertised for sale in accordance with the terms and provisions of said Deed of Trust, advertising that said property would be sold at 10:00'clock a.m. on August 29, 1990 at the Main Door at the Courthouse in Nashville, Davidson County, Tennessee to the highest, best, and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of said exemptions being expressly waived in said Deed of Trust but subject to the lien of

all taxes assessed against subject property; and at said time and place stated in said Trustee's Notice of Sale of Real estate, and pursuant to said Deed of Trust and said notice, I, Vanessa A. Henry, Substitute Trustee, at 10:00 o'clock a.m. on August 29, 1990, offered said property for sale in front of the Main Door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry; and after receiving competitive bids, sold said property to Tennessee Housing Development Agency at the price of Thirty-two Thousand Four Hundred Twelve DOLLARS ($32,412.00) cash, this being the highest, last, and best bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Thirty-two Thousand Four Hundred Twelve DOLLARS ($32,412.00), paid by the said Tennessee Housing Development Agency and crediting said sum on the indebtedness secured by said Deed of Trust, I Vanessa A. Henry, Substitute Trustee, have this day bargained and sold and by these presents do hereby sell, transfer, and convey unto the said Tennessee Housing Development Agency, its representatives and assigns, that certain tract or parcel of land situated in Davidson County, State of Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being the easterly part of Lot Nos. 325 and 326, on the Town of McGavock as of record in Book 21, page 23, Register's Office of said county.
>
> Said part of said lots fronts 49 feet on the northerly side of Scott Street and runs back between parallel lines, 100 feet to the rear line measuring 49 feet thereon.
>
> Being the same property conveyed to Glenn M. Shelton and wife, Selma J. Shelton, by deed of record in Deed Book 7531, page 634, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Tennessee Housing Development Agency its representatives and assigns, in fee simple, forever, and in bar of all right or equity of redemption, but subject to the unpaid taxes assessed against subject property.

AND I, Vanessa A. Henry, Substitute Trustee, do hereby

transfer, assign, convey and set over unto Tennessee Housing Development Agency all of the covenants and warranties contained in the aforesaid Deed of Trust and do hereby warrant the title to said real estate, as fully as I am authorized to do as Substitute Trustee, but no further or otherwise.

WITNESS MY HAND this the 29th day of August, 1990.

Vanessa A. Henry
VANESSA A. HENRY
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, Dorothy D. Reed, a Notary Public, Vanessa A. Henry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 29th day of August, 1990.

Dorothy D. Reed
NOTARY PUBLIC

My Commission Expires: May 4, 1991.

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $32,412.06, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James V. Keegan, V.P. for
Affiant SERVICING AGENT

Subscribed and sworn to before me this the 29th day of August, 1990.

Dorothy D. Reed
Notary Public

My Commission Expires: May 4, 1991

53173

IDENTIFICATION REFERENCE

Aug 29 10 38 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

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