Wendell Flemmings
Loan No. 484435

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

Send tax bills:
Same

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

162-09A12C0
5DU55887

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 10, 1989, recorded in Book 7986, page 795, Register's Office, Davidson County, Tennessee, Wendell Flemmings and Rosie Mae Owens, both unmarried, conveyed to Tommie J. Ferguson, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 16, 1990, and recorded in Book 8195, page 336, 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 September 27 and October 4 and 11, 1990, stating that on October 19, 1990, at 12:30

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 $53,053.44, 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:

> A certain condominium apartment in Davidson County, Tennessee, described as follows to-wit:
>
> Townhouse No. 12, Building No. 2, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Wendell Flemmings and Rosie Mae Owens, both unmarried, by deed from Dorothy R. Rubincam, unmarried, of record in Book 7986, page 792, Register's Office, Davidson County, TN.
>
> This is improved property located at 5510 Country Drive, Nashville, TN 37211.

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 19th day of October, 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 19th day of October, 1990.

Camille R. Wheeler
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 $53,053.44.

D.W. McMackin
Affiant Substitute Trustee

Subscribed and sworn before me, this 19th day of October, 1990.

Camille R. Wheeler
Notary Public

My Commission Expires: October 9, 1991

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IDENTIF. TREFERENCE

Oct 25 1 30 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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4.00