ADDRESS NEW OWNER:

Fidelity Federal Bank,a
Federal Savings Bank
401 Union Street
Nashville, Tennessee 37219

SEND TAX BILLS: MAP AND PARCEL NO.

Same. Map 72-6-302
Parcel 15DZ-8585

*This instrument prepared by:
Denney, Lackey & Chernau
13th Floor
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,281.28.

William L Rosenberg
Affiant

Subscribed and sworn to before me this 12th day of November, 1990.

Jean Calvert Rosenberg
Notary Public
My Commission Expires: 3/3/92

71848

IDENTIF. TREFERENCE

Nov 13 10 41 AM '90

FELIX Z. WILSCH III REG. STER
DAVIDSON COUNTY TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 26, 1984, of record in Book 6413, page 870, Register's Office for Davidson County, Tennessee, Joe Ann Wofford, unmarried conveyed the property hereinafter described to Vaden Lackey, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default occurred in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and the Tennessee Housing Development Agency, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, I, William L. Rosenberg, having been appointed Successor Trustee by instrument of record in Book 8211, page 982, said Register's Office, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on October 18, October 25 and November 1, 1990, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, William L. Rosenberg, Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, free from the statutory right or equity of redemption and homestead, on November 9, 1990 at 12:20 p.m., at the Main door of the County Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, the Tennessee Housing Development Agency was the highest and best bidder, the amount of its bid being in the sum of Fifty Five Thousand Two Hundred Eighty One and 28/100ths ($55,281.28) Dollars, and the Tennessee Housing Development Agency, being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, William L. Rosenberg, Successor Trustee under the said Deed of Trust of record in Book 6413, page 870, Register's Office for said County, do hereby transfer, assign, and convey unto the said Tennessee Housing Development Agency, its successors and assigns, all of the right, title and interest in and to the real property described below that is vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do but no further or otherwise.

Land in Davidson County, Tennessee, being the easterly half of Lot No. 6 on the Plan of Inglewood Place, as of record in Book 332, page 101, said Register's Office, and being part of the area marked "reserved" on the Plan of Kenmore Courts Subdivision, as of record in Book 1835, page 113, said Register's Office, being more particularly described as follows:

Said Lot fronts 50 feet on the southerly side of Kirkland Avenue; thence running in a southerly direction, 190.45 feet to a point; thence running in a south-southwesterly direction 61.4 feet to a point; thence running in a southeasterly direction 215.1 feet to a point; thence running in a northerly direction 125.4 feet to a point; thence running in a westerly direction 149.4 feet to a point; thence running in a northerly direction 188.1 feet to the point of beginning.

Being the same property conveyed to Joe Ann Wofford, unmarried by deed from Bobby H. Young and wife, Evelyn Young as of record in Book 6413, page 867, Register's Office of Davidson County, Tennessee.

This is improved property known as: 1120 Kirkland Avenue
Nashville, Tennessee 37216

This conveyance is made subject to any unpaid taxes; the plan of record in Book 332, page 101, Register's Office for Davidson County, Tennessee; deed of easement for the maintenance and use of a fence of record in Book 6413, page 876, said Register's Office; and all other restrictions, encumbrances or liens of any nature.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Tennessee Housing Development Agency, its successors and assigns, forever.

IN WITNESS WHEREOF, the said William L. Rosenberg, Successor Trustee, has hereunto set his hand this 12th day of November, 1990.

William L. Rosenberg
Successor Trustee

6442 11/13 0101 03CHECK 6.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, William L. Rosenberg, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of November, 1990.

Susan Calvert Rosenberg
Notary Public

My Commission Expires: 3/3/92

NOTARY PUBLIC AT LARGE