Benjamin T. Easley
Loan No. 213698

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

Send tax bills:
Same

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

59-10-241
13DA35345

Mail

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 17, 1980, recorded in Book 5614, page 795, Register's Office, Davidson County, Tennessee, Louis A. Easley, Benjamin T. Easley, and Jocelyn O. Easley, conveyed to Wayne R. Tate, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 24, 1985, and recorded in Book 6713, page 229, 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 November 22, 29 and December 6, 1990, stating that on December 14, 1990, at 12:00

noon 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 $36,048.66, 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 586, on the Plan of Haynes Manor, Section 5, of record in Book 4460, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Benjamin T. Easley, Jocelyn O. Easley and Louis A. Easley by deed from American Realty & Investment Corporation, of record in Book 6008, page 360, Register's Office, Davidson County, TN, as corrected by deed of correction, of record in Book 6548, page 504, re-recorded in Book 6553, page 65 said Register's Office.
>
> This is improved property located at 3867 Crouch Drive, 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 14th day of December, 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 14th day of December, 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 $36,048.66.

D.W. McMackin
Affiant Substitute Trustee

Subscribed and sworn before me, this 14th day of December, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

8U624

IDENTIF. REFERENCE

Dec 13 [illegible] '90

[illegible] County Tn.