Box 14

BOOK 8287 PAGE 194

ADDRESS NEW OWNER:

Tennessee Housing
Development Agency
700 Lankmark Center
401 Church Street
Nashville, Tennessee 37219-2202

SEND TAX BILLS: Same.

MAP AND PARCEL NO.

Map 083-13-196
18W-06515

*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 $36,496.00.

Affiant

Subscribed and sworn to before me this 1st day of February, 1991.

Notary Public
My Commission Expires: 3/3/92

90558

IDENTIF. REFERENCE

FEB 4 2 16 PM '91

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 20, 1988, of record in Book 7550, page 768, re-recorded in Book 7581, page 739, Register's Office for Davidson County, Tennessee, John Carlton Watts and wife, Billie Jo Watts 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 8254, page 250, 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 December 27, 1990, January 3, 1991 and January 10, 1991, 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 February 1, 1991 at 12:00 p.m., (noon), 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 Thirty Six Thousand Four Hundred Ninety Six and 00/100ths ($36,496.00) 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 7550, page 768, re-recorded in Book 7581, page 739, 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 part of Lot No. 155 on the Plan of East Edgefield, now a part of the City of Nashville, which is recorded in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Being 50 feet off the west side of Lot No. 155, beginning on the south side of Boscobel Street, formerly Magnolia Street at a point 33 feet from the southeast corner of Boscobel Street or Magnolia Street and 14th Street and running southwardly 170 feet to a 16 foot alley, thence with said alley westwardly 50 feet; thence at right angles northwardly 170 feet to Boscobel or Magnolia Street; thence eastwardly with the south side of Boscobel or Magnolia Street, 50 feet to the beginning.

Being the same property conveyed to John Carlton Watts and wife, Billie Jo Watts by deed from Joel W. Greene and wife, Rebecca C. Greene as of record in Book 7550, page 765, said Register's Office.

This is improved property known as: 1312 Boscobel Street
Nashville, Tennessee 37206

This conveyance is made subject to any unpaid taxes; the Plan of record in Book 21, page 147, Register's Office for Davidson County, Tennessee; 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 1st day of February, 1991.

William L. Rosenberg
Successor Trustee

4141 02/04 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 1st day of February, 1991.

Sue Calvert-Rosenberg
Notary Public

My Commission Expires: 3/3/92