This Instrument Prepared By: Charles R. Niewold, Attorney
214 Third Avenue, North
P.O. Box 3348
Nashville, TN 37219-0348
(615) 244-2070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,181.85.

Affiant

Sworn to and subscribed before me this 5th day of June, 1991.

My Commission Expires:
5-20-92

Notary Public

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO: |
|---|---|---|
| Metropolitan Development & Housing Agency<br>701 South Sixth Street<br>Nashville, TN 37206 | Same | 81-10-237 |

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS,

1. Helen D. Fisher executed to Michael F. Mondelli, Trustee, a certain deed of trust upon the property hereinafter described, the same being dated September 10, 1987 and recorded in Book 7350, page 130, Register's Office for Davidson County, Tennessee.

2. Charles R. Niewold was appointed Substitute Trustee of said deed of trust of record in Book 8344, page 419, Register's Office for Davidson County, Tennessee.

3. The indebtedness secured by said deed of trust became overdue and unpaid, by reason of which the lawful owner and holder of the indebtedness secured by said deed of trust gave due notice to the said Helen D. Fisher of her default by letter dated April 4, 1991, duly deposited in the United States Mails on said date, wherein the debtor was advised of the intention of the holder of said note to foreclose the lien of said deed of trust if the conditions of default then existing were not cured.

4. The default not being cured within the time allowed, and no hearing having been sought by the debtor, the undersigned Substitute Trustee, acting upon the demand of the lawful owner and holder of said indebtedness, proceeded to advertise the security for sale at foreclosure by notices to be published in The Nashville Record on May 9, May 16 and May 23, in accordance with the provisions of the deed of trust.

5. After due advertisement as required by law and the terms of the deed of trust, the undersigned Substitute Trustee offered said land as described in the deed of trust for sale at the south door of the courthouse in Nashville, Davidson County, Tennessee at 11:00 a.m., June 3 1991, when and where The Metropolitan Development and Housing Agency became the last and highest bidder at the price of Two Thousand One Hundred Eighty One and 85/100 ($2,181.85) Dollars and thereupon the lawful owner and holder of the secured indebtedness directed the undersigned Substitute Trustee to execute a trustee's deed in favor of The Metropolitan Development and Housing Agency.

NOW, THEREFORE, I, Charles R. Niewold, Substitute Trustee, as aforesaid, in consideration of the premises and the sum of Two Thousand One Hundred Eighty One and 85/100 ($2,181.85) Dollars, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Metropolitan Development and Housing Agency, their successors and assigns, with the full power to mortgage, sell, transfer and convey without joinder of any beneficiary, the land sold as aforesaid, being situated in Davidson County, Tennessee and being more particularly described as follows:

> Land in Davidson County, Tennessee, being the easterly part of Lot No. 385 on the Plan of J.M., T.J. and G.W. Harding's Subdivision, as of record in Book 21, page 80, Register's Office for said County.
>
> Beginning at a stake in the northerly margin of Osage Street, said stake being N 75 deg. 30' E, 176 feet from the easterly margin of 24th Avenue, North, running thence N 15 deg. 30' W 29 feet to a stake thence S 75 deg. 30' W 4 feet to a stake, thence N 15 deg. 30' W 121 feet to a stake in the southerly margin of an alley, thence with the southerly margin of said alley N 75 deg. 30' E 51 feet to a stake, thence S 15 deg. 30' E 150 feet to a stake in the northerly margin of Osage Street, thence with the northerly margin of Osage Street S 75 deg. 30' W 47 feet to the point of beginning.
>
> Being the same property conveyed to Helen D. Fisher by deed from L.C. Tanley, Jr. and Rick C. Tanley, of record in Book 7184, page 229, Register's Office for Davidson County, Tennessee.

Said sale is subject to the following:

1. Any and all unpaid taxes.

2. Any and all existing liens and encumbrances.

To have and to hold the said property to the said Grantee, its successors and assigns, forever, with the appurtenances, state title and interest thereto appertaining.

Witness my hand this 5 day of June, 1991.

Charles R. Niewold
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Niewold, Substitute Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of June, 1991.

NOTARY PUBLIC

My Commission Expires: 5-10-92

RECEIVED
2184
JUN 15 AM '91
REGISTER'S OFFICE

HENRY TOTO 01/01/0000 23:00:00

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