LCA 50 111-1

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Tennessee Housing Development Agency
700 Landmark Center
Nashville, TN 37219

Map and Parcel
108-3-69

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated January 9, 1986, to Attorneys Title Company, Inc., Trustee, executed by Donna Dale Martin, as same appears of record in 6760, page 417, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Attorneys Title Company, Inc., as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8378, page 699, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on June 27, 1991, and subsequent insertions appearing on July 4, 1991, and July 11, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on July 19, 1991, at 11:05 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to TENNESSEE HOUSING DEVELOPMENT AGENCY at and for the sum of Forty Nine Thousand Two Hundred Eighty Five and 33/100 ($49,285.33) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by TENNESSEE HOUSING DEVELOPMENT AGENCY, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn Jean Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns, in fee

simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 51A on the Zone Lot Division of Patio Villa, Section Five, Lots 49 and 50, a resubdivision of Lots 35 and 42 thru 50 and Patio Villa, Section Five, Lots 51 through 53, of record in Book 6250, page 451, said Register's Office, to which plan reference is hereby made for a more complete desription.
>
> Being the same property conveyed to Donna Dale Martin by deed from Bill Tedder and wife, D'Ann N. Tedder d/b/a Eagle Construction Company of record in Book 6760, page 414, Register's Office for Davidson County, Tennessee.

This is improved property known as 3061 Casa Drive, Nashville, Tennessee, 37214.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns, in fee simple forever. The said Marilyn Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 24th day of July, 1991.

337.39

IDENTIFICATION REFERENCE

JUL 25 3 23 PM '91

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 24th day of July, 1991.

Donna D. Tedder
NOTARY PUBLIC

My commission expires: 5/22/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $49,285.33.

Affiant

Sworn to and subscribed before me,
this 24th day of July, 1991.

Notary Public

My Commission expires: 5/22/93

NOTARY PUBLIC STATE OF TENN. COUNTY

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