160-14-0-B
169

This instrument prepared by:

William P. Dougan
Attorney at Law
401 Davidson Road
Nashville, TN 37205

Map/Par. No. 160-14-B/169.00
Field Book No. 06DU-79336

Prior Owner: Candace Anita Cain
THDA 26776
SMC. # 311988

BOOK 8444 PAGE 594

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 40,014.11

William P. Dougan
Affiant

THIS IS IMPROVED PROPERTY AT:

5873 Brentwood Trace
Brentwood, TN 37027

SEND TAX BILLS TO

Joseph Lee Hunter
5873 Brentwood Trace
Brentwood, TN 37027

Subscribed and sworn to before me, 17th day of September, 1991.

Notary Public

My Commission Expires: May 31, 1993

SUCCESSOR TRUSTEE'S DEED

Whereas, Candace Anita Cain executed a deed of trust on the 5th day of December, 1980, which was recorded in Book 5686 Page 816, Register's Office of Davidson County, Tennessee, conveying to Edward Seddon, Trustee, the hereinafter described property to secure payment to TENNESSEE HOUSING DEVELOPMENT AGENCY, of a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and TENNESSEE HOUSING DEVELOPMENT AGENCY, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 8422, Page 954, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, WILLIAM P. DOUGAN, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on September 16, 1991, at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, the said WILLIAM P. DOUGAN, Substitute Trustee, offered for sale at public outcry

to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when Joseph Lee Hunter, being the highest and best bidder, became the purchaser at the price of $ 40,014.11, being One Dollar ($1.00) more than the indebtedness plus the cost of sale. This surplus is payable to the holder of the second mortgage on the property.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I WILLIAM P. DOUGAN, do hereby transfer and convey as Substitute Trustee, unto Joseph Lee Hunter, his successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to wit:

> BEING Unit 5873, Brentwood Trace Condominiums-Revised, Section One, as of record in Plat Book 5200, page 230, and Plat Book 5200, page 261, Register's office of Davidson County, Tennessee, to which all plat references are hereby made for a more complete description of said property.
>
> BEING the same property conveyed to Candace Anita Cain by Warranty Deed from Haury and Smith Contractors, Inc., dated December 5, 1980, and of record on December 5th, 1980, in Deed Book 5686, page 813, in the said Register's office.

This conveyance is subject to the easements and conditions shown on the recorded plats, and to restrictive covenants of record in Book 5524, page 415; Book 5537, page 988; and Book 5545, page 510, said Register's office.

TO HAVE AND TO HOLD THE same unto the said Joseph Lee Hunter, his successors and assigns, forever.

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 17th day of September, 1991.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1706 09/17 0101 03CHECK 155.00

On this 17th day of September, 1991, before me personally appeared WILLIAM P. DOUGAN, Substitute Trustee, to me known, and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:
May 22, 1993

Notary Public

47627

SEP 17 4 12 PM '91

RECEIVED FOR RECORD

TENNESSEE REAL ESTATE TRANSFER TAX



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8444 PAGE 596

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	40014.11
CON TX	148.00
PRFEE	1.00
WDEED	6.00
TOTAL	155.00
CHECK	155.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1706

4 7 6 2 7

IDENTIFICATION REFERENCE

SEP 17 4 12 PM '91

No. 459936