Owner & Real Property Tax Responsibility: TENNESSEE HOUSING DEVELOPMENT AGENCY CHURCH ST. NASHVILLE TN	Tax Information: Map and Parcel: 71-4-302 Group: Field Book: 12DZ-96990
This instrument prepared by: Vanessa A. Henry Henry & McCord P. O. Box 538 300 North Jackson St. Tullahoma, TN 37388	

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 20th day of July, 1990, of record in the Register's Office of Davidson County, Tennessee, in Book 8158, page 563, Kenneth L. Geter and wife, Cassandra J. Geter, conveyed to Vanessa Henry, Trustee, the hereinafter described real estate to secure a certain promissory note dated the 20th day of July, 1990, executed by Kenneth L. Geter and wife, Cassandra J. Geter, in the amount of FIFTY NINE THOUSAND SIX HUNDRED EIGHT SIX DOLLARS ($59,686.00), payable to Tennessee Housing Development Agency.

WHEREAS, default was made in the payment of said note and the owner and holder thereof having directed the undersigned Trustee to sell said property, as provided by said Deed of Trust, I, Vanessa Henry, Trustee, did cause said real estate to be advertised for sale in accordance with the terms and provisions of said Deed of Trust, advertising that said property would be sold at 11:00 o'clock a.m. on December 17, 1991, at the main door at the Courthouse in Nashville, Davidson County, Tennessee to the highest, best, and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of said exemptions being expressly waived in said Deed of Trust but subject to the lien of all taxes assessed against subject property; and at said time and place stated in said Trustee's Notice of Sale of Real estate, and pursuant to said Deed of Trust and said notice, I, Vanessa Henry, Trustee, at 11:00 o'clock a.m. on December 17, 1991, offered said property for sale in front of the main door of the Courthouse in Nashville, Davidson County, Tennessee, at public

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outcry; and after receiving competitive bids, sold said property to **TENNESSEE HOUSING DEVELOPMENT AGENCY** at the price of Fifty-Four Thousand Seven Hundred Eighty Four DOLLARS ($ 54,784.00) cash, this being the highest, last, and best bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Fifty-Four Thousand Seven Hundred Eighty Four DOLLARS ($ 54,784.00), paid by the said **TENNESSEE HOUSING DEVELOPMENT AGENCY** and crediting said sum on the indebtedness secured by said Deed of Trust, I Vanessa Henry, Trustee, have this day bargained and sold and by these presents do hereby sell, transfer, and convey unto the said **TENNESSEE HOUSING DEVELOPMENT AGENCY**, its representatives and assigns, that certain tract or parcel of land situated in Davidson County, State of Tennessee, and being more particularly described as follows:

> Being Lot No. 605 on the Plan of Shepardwood Subdivision, Section 6, as of record in Plat Book 6900, page 753, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds. This legal description is taken from the prior deed of record in Book 8158, page 560, Register's Office, Davidson County, Tennessee.
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> Being the same property conveyed to Kenneth L. Geter and wife, Cassandra J. Geter, by deed from Americo Properties, a Tennessee partnership, of record in Book 8158, page 560, Register's Office for said county.
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> Subject to restrictive covenants contained in an instrument of record in Book 7910, page 855, Register's Office for said County and matters shown on the Plan of record in Book 6900, page 753, said Register's Office.
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> Subject to any encroachments shown by an accurate survey of subject property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said **TENNESSEE HOUSING DEVELOPMENT AGENCY**, its representatives and assigns, in fee simple, forever, and in bar of all right or equity of redemption, but subject to the unpaid taxes assessed against subject property.

AND I, Vanessa Henry, Trustee, do hereby transfer, assign, convey and set over unto **TENNESSEE HOUSING DEVELOPMENT AGENCY** all of the covenants and warranties contained in the aforesaid Deed

of Trust and do hereby warrant the title to said real estate, as fully as I am authorized to do as Trustee, but no further or otherwise.

WITNESS MY HAND this the 17th day of December, 1991.

VANESSA A. HENRY
Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Veronica D. Jones, a Notary Public, Vanessa A. Henry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 17th day of December, 1991.

Veronica D. Jones
NOTARY PUBLIC

VERONICA D. JONES
NOTARY AT LARGE
STATE OF TENNESSEE
COMMISSION EXPIRES: SEPTEMBER 13, 1995

My Commission Expires: 9-13-95

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 17th day of December, 1991.

Veronica D. Jones
Notary Public

My Commission Expires: 9-13-95

VERONICA D. JONES
NOTARY AT LARGE
STATE OF TENNESSEE
COMMISSION EXPIRES: SEPTEMBER 13, 1995

IDENTIFICATION REFERENCE

Dec 17 11 17 AM '91

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