FEB 4 2 05 PM '92 DAVIDSON COUNTY REGISTER

8139

This instrument prepared by:

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

Map/Parcel No.
49-16 A 1 CO
Fld. BK. 12D-87834

THIS IS IMPROVED PROPERTY AT:

701 Willow Trace Drive
Whites Creek, TN 37189

SEND TAX BILLS TO:
First Tennessee Bank, N. A.
P. O. Box 84
Memphis, TN 38101-0084

Foreclosure on: Kathey A. James

FHA # 483-1622449
MTG. CO. First TN Bank 842070-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 73,763.75.

William P. Dougan
Affiant

Subscribed and sworn to before me, 3rd day of February, 1992.

K. D. Borgers
My Commission Expires: 11/21/94

NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

Whereas Kathey A. James, unmarried, executed a deed of trust on the 29th day of December, 1989, which was recorded in Book 8016, page 436 , Register's Office of Davidson County, Tennessee, conveying to Phillip Stephen Freeman, Trustee, the hereinafter described property to secure payment to Tennessee Housing Development Agency, of a promissory note 8034 02/04 0101 03CHECK 279.93 fully described in said deed of trust; and

Whereas default 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 was declared due and collectible, and Tennessee Housing Development Agency, holder of said note, demanded of the Successor Trustee, appointed by an instrument of record in Book 8492, page 728, 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 January 31, 1992, at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, local time, 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 Tennessee Housing Development Agency, being the highest and best bidder, became the purchaser at the price of $73,763.75. Said amount was the amount of the indebtedness plus the cost of the sale, and there was no surplus of proceeds.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Tennessee Housing Development Agency, its 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:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Final Revision of Willow Trace Subdivision, Phase One, of record in Plat Book 6900, page 890, Register's office for said County, to which plan reference is hereby made for a more complete description.
>
> Subject to an easement across a portion of Lot No. 1 for the encroachment of the residence of Lot 2, which easement is 0.5 feet in width, running parallel to and along the northerly side line of said Lot 1 a distance of approximately 65 feet from the northeasterly corner of Lot 1.
>
> Being the same property conveyed to Kathey A. James, unmarried, by deed of record in 8016, page 433, said Register's office.

TO HAVE AND TO HOLD THE same unto the said Tennessee Housing Development Agency, its 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 31st day of January, 1992.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON this 31st day of January, 1992, 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.

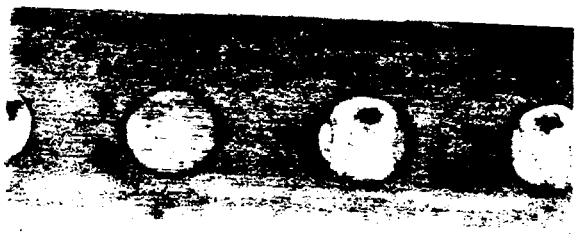
IN WITNESS WHEREOF, I have hereunder set my hand and seal.

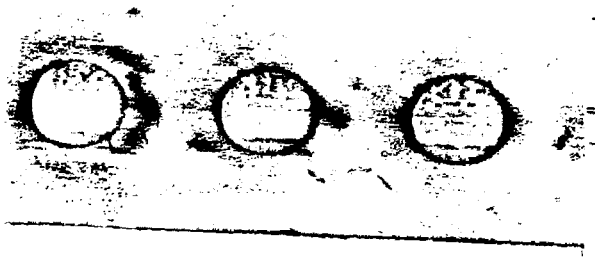
My Commission Expires:

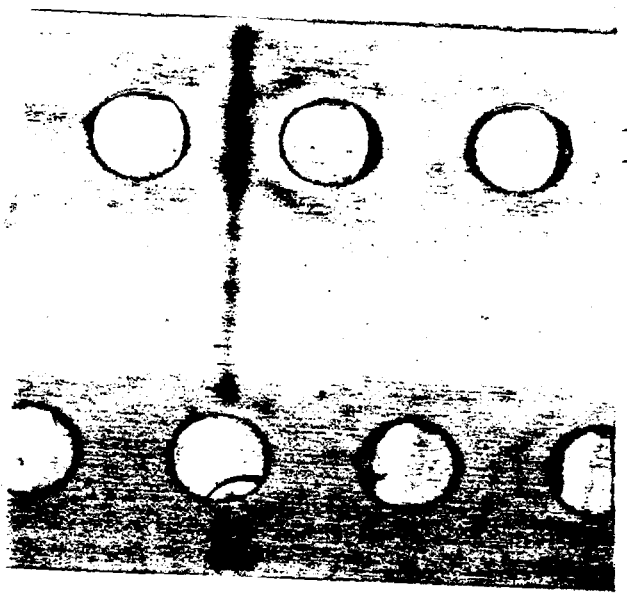
11/21/92

K. D. Borgers
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TN







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

RECEIVED OF _____

FOR _____

BOOK 8542 PAGE 462

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	73763.75
CON TX	272.93
PRFEE	1.00
WDEED	6.00
TOTAL	279.93
CHECK	279.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/92 01 09:45 0001 8034

8139b

IDENTIFICATION REFERENCE

FEB 4 9 45 AM '92

DAVIDSON COUNTY, TN

No. 498655