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SUBSTITUTE TRUSTEE'S DEED BOOK 8605 PAGE 506

This Indenture, made this 2nd day of March, 1992, by and between Grady W. Agee, Substitute Trustee, Party of the First Part, and TENNESSEE HOUSING DEVELOPMENT AGENCY, party of the Second Part:

WHEREAS, by Deed of Trust dated the 7th day of May, 1987 and recorded in the Register's Office of Davidson County, Tennessee, in Book 7233, Page 192 Willie L. Crutcher and wife, Margaret Crutcher conveyed to Van H. Singleton as Trustee the hereinafter described real estate for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Grady W. Agee was appointed Substitute Trustee by Appointment of Substitute Trustee recorded in Book 8249, Page 744 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said Deed of Trust requested the undersigned to advertise and sell said real estate under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request the undersigned advertised the said real estate for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the said sale was appointed to be held on the 2nd day of March, 1992 at the main entrance of the lobby of the Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said real estate at public outcry to the highest and best bidder, at which sale TENNESSEE HOUSING DEVELOPMENT AGENCY being the highest, best and last bidder, became the purchaser of said real estate at and for the sum of FIFTY ONE THOUSAND EIGHT HUNDRED FORTY FOUR AND 60/100 ($51,844.60)

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed:

WHEREAS, the said purchasers being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned Grady W. Agee, Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises, and of said payment, the undersigned Grady W. Agee as Substitute Trustee, does hereby grant, bargain, sell and convey unto the said Party of the Second Part, and unto their heirs and assigns, the real property above mentioned and now further described as follows, to-wit:

Being Lot No. 48 on the Map of Charles U. Coggins' First Addition, of record in Book 421, Page 33, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description thereof.

Being the same property and same description as that property conveyed by deed of trust of record in Book 7233, Page 192 in the Register's Office of Davidson County, Tennessee.

To HAVE AND TO HOLD the aforedescribed real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any way appertaining unto the said Party of the Second Part, as aforesaid, and unto their heirs and assigns forever, to whom the said Grady W. Agee, as Substitute Trustee, warrants the title to the aforesaid real estate against the lawful claims and demands of all persons claims by, through or under him, but not further or otherwise.

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IDENTIFICATION

APR 20 3 50 PM

FELIX Z. WILSON TT REGISTER DAVIDSON COUNTY

MAIL ENV.

TAX

CHECK

6-00

IN TESTIMONY WHEREOF, Grady W. Agee, as Substitute Trustee, has hereunto set his hand, this 2nd day of March, 1992.

GRADY W. AGEE
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Grady W. Agee, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd day of March, 1992.

NOTARY PUBLIC

My Commission expires:
3-23-93

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $51,844.60, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 2nd day of March, 1992.

NOTARY PUBLIC

My Commission expires:
3-23-93

Property Address: 1616 Chase St.
Nashville, TN 37216

Mail tax bills to: Singleton Mortgage Corporation
6263 Poplar Avenue
Memphis, TN 38119

File #901202

Prepared by & return to: Agee & Agee, Attorneys
2868 Summer Oaks Drive
Bartlett, TN 38134