This instrument prepared by:

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

Map/Par. No.
119-01-0/035.00
06DA-15604

THIS IS IMPROVED PROPERTY AT:

354 Hester Avenue
Nashville, TN 37210

SEND TAX BILLS TO:

Singleton Mortgage Corporation
6263 Poplar Avenue
Memphis, TN 38119

OWNER: McCoy, Steven R.

MTG. CO. SMC # 450030
FHA # 483-1512201
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 43,254.59.

William P. Dougan
Affiant

Subscribed and sworn to before me, 21st day of April, 1992.

K. D. Borgers
Notary Public

My Commission Expires: 11-21-93

NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

Whereas, Steven R. McCoy and wife Cynthia R. McCoy executed a deed trust on the 16th day of December, 1988, which was recorded in Book 7734, page 691, Register's Office of Davidson County, Tennessee, conveying to J. Blake Freeman Trustee, the hereinafter described property to secure payment to Tennessee Housing Development Agency, 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 8568, page 583 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, pursuant to said

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IDENTIF. PREFERENCE

APR 27 10 03 AM 92

DAVIDSON COUNTY TN

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advertisement, on April 17, 1992, at the front door of the Court House in Davidson County, Tennessee, at 12:02 P. M., 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 $43,254.59.

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:

Being Lot No. 20 and the easterly 3 feet of the southerly 150 feet of Lot No. 21 on the Map of the subdivision of the G. P. Rose property, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Hester Avenue at a point 3 feet west of the corner of Lot Nos. 20 and 21; thence with the northerly margin of said Hester Avenue eastwardly 63 feet 4 inches to the westerly margin of the right-of-way of the L & N R.R.; thence with said right-of-way northwardly 175 feet 6 inches to the southeast corner of Lot No. 19; thence with the southerly line of Lot Nos. 18 and 19, westwardly 103 feet to the common corner of Lot Nos. 17, 18, 20, and 21; thence with the line between Lot Nos. 20 and 21 southwardly 20 feet; thence at right angles westwardly 3 feet; thence at right angles southwardly 150 feet to the beginning.

BEING the same property conveyed to Steven R. McCoy and wife Cynthia R. McCoy by Warranty Deed of record in Book 7734, page 688.

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 21st day of April, 1992.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON this 21st day of April, 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.

NOTARY PUBLIC

K. D. Borglrs
Notary Public

My Commission Expires:
Nov 21, 92