Gina D. Hunt
Loan No. 213735

Name and address of new owner:
Tennessee Housing Development Agency
401 Church Street
Nashville, TN 37219

Send tax bills:

Same

Prepared by:

David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219

Map No. 72-13-299
Parcel No. 27W26250

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 30, 1979, recorded in Book 5413, page 287, as modified of record in Book 6061, page 523, Register's Office, Davidson County, Tennessee, Albert L. Hunt, Jr., and wife, Gina D. Hunt, conveyed to Douglas R. Berry, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 6, 1992, and recorded in Book 8705, page 241, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of August 27, September 3, and 10, 1992, stating that on September 18, 1992, at 12:20 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, which sale was subsequently continued until September 25, 1992, said property hereinafter described would be sold to the best and highest bidder

for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Tennessee Housing Development Agency for $20,676.51, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Tennessee Housing Development Agency (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Springdale Subdivision, as of record in Book 974, page 18, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete legal description. INCLUDED in the above description, but excluded from this conveyance is 750 square feet, more or less, vested in the State of Tennessee by decree entered in Minute Book 5-B, page 125, Sixth Circuit Court for said County, a certified copy of which is of record in Book 4184, page 351, said Register's Office.
>
> Being the same property conveyed to Albert L. Hunt, Jr., and wife, Gina D. Hunt, by deed from Wayne Grubbs, of record in Book 5413, page 284, Register's Office, Davidson County, Tennessee, and being the same property vested in Gina Diane Hunt by Final Divorce Decree from Albert Lee Hunt, Jr., in the Probate Court of Davidson County, Tennessee, Civil Action No. 85D40, of record in Book 8201, page 628, said Register's Office.
>
> This is improved property located at 911 West Avenue, Nashville, Tennessee 37206.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties

in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 25th day of September, 1992.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 25th day of September, 1992.

Camille K. Williams
Notary Public

My Commission Expires: September 16, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,676.51.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 25th day of September, 1992.

Camille K. Williams
Notary Public

My Commission Expires: September 16, 1995

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REFERENCE

92 SEP 25 PM 12:

7475 10/05 0101 95CHECK 12.00