94-8767-TF (0023) TN17

BOOK 9303 PAGE 725

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
93-4 91

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT
404 JAMES ROBERTSON AVE #1114
NASHVILLE, TN 37243-0900

Box 22

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-ninth day of March, 1985, WARREN H. WILD, JR., was named Trustee in a Deed of Trust of even date executed by CAROLYN JEAN SUTTON, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $20,967.00, principal and interest at 11.625% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6528, Page 763, in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 9244, Page 813, in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: March 3, 1994 / March 10, 1994 / March 17, 1994, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Wednesday, April 6, 1994, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said 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 hereinabove mentioned equities as provided in said Deed of Trust, at which time TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON AVE #1114, NASHVILLE, TN, submitted the highest and best bid in the amount of $23,753.26.

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND SITUATED IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 58 AND THE WEST 50 FEET OF LOTS 59 AND 60, ON THE MAP OF THE SUBDIVISION OF LOT NO. 3 OF THE W. H. HOBSON'S SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 78, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT NO. 9 ON THE UNRECORDED MAP SHOWING SMITH AND BISHOPS RESUBDIVISION OF CERTAIN LOTS, AND DESCRIBED ACCORDING TO SURVEY MADE BY JAMES A. HAMILTON, JR. SURVEYOR, DATED SEPTEMBER 25, 1963, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH MARGIN OF DEW STREET, FORMERLY CALDWELL STREET; SAID POINT BEING THE MOST EASTERLY CORNER OF A TRIANGULAR PART OF SAID LOT THAT WAS CONVEYED TO THE NASHVILLE HOUSING AUTHORITY, BY DEED OF RECORD IN BOOK 3317, PAGE 340, REGISTERS OFFICE; THENCE WITH TH MARGIN OF SAID DEW STREET, EASTERLY 7.58 FEET, MORE OR LESS, TO A POINT AT THE CORNER OF LOTS 9 AND 10 ON SAID UNRECORDED PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 165 FEET, MORE OR LESS TO A POINT IN A FENCE LINE; THENCE ALONG SAID FENCE, WESTERLY 60 FEET TO THE MARGIN OF SOUTH 10TH STREET; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 140 FEET, MORE OR LESS, TO A CORNER OF THE TRACT THAT WAS CONVEYED TO THE NASHVILLE HOUSING AUTHORITY, ABOVE REFERED TO; THENCE ALONG THE LINE OF SAID TRACT, NORTHEASTERLY AROUND A CURVE, 42.3 FEET TO A CONCRETE MONUMENT; AND CONTINUING NORTHEASTERLY AROUND A CURVE, 16.92 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN JEAN SUTTON, UNMARRIED, NOW KNOWN AS CAROLYN JEAN HILL AND HUSBAND DONNIE R. HILL BY DEED FROM ERA UNDERWOOD, UNMARRIED OF RECORD IN BOOK 6528, PAGE 760, REGISTERS

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OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BOOK 9303 PAGE 726

I, I. DYKE TATUM, Substitute Trustee, convey to TENNESSEE HOUSING DEVELOPMENT AGENCY, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, this Sixth day of April, 1994.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

0735 04/06 0101 03CHECK 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. DYKE TATUM, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee, this Sixth day of April, 1994.

Mary Lee Hallmark
Notary Public

My Commission Expires: 7/23/94.

STATE OF Tennessee }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $ 23,753.26.

Affiant

Subscribed and sworn to before me, this Sixth day of April, 1994.

Mary Lee Hallmark
Notary Public

My Commission Expires: 7/23/94.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

94 APR -6 AM 11:22

36011
IDENTIF. ↑ REFERENCE