Angela Jane Miller
Boatmen's National Mortgage, Inc.
Loan No. 474356

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
5200 Maryland Way,
Suite 105
Brentwood, TN 37027

Map and Parcel No.
83-5-64.02
27W18760

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 13, 1980, recorded in Book 5579, page 99, Register's Office, Davidson County, Tennessee, Dollie J. Miller, a single person, conveyed to Albert Wm. Johnson, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 30, 1995, and recorded in Book 9648, page 972, 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 May 4, 11, and 18, 1995, stating that on May 26, 1995, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, 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 $23,685.48, 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 the easterly 50 feet of the southerly 150 feet of Lot No. 57 on the Plan of Stratton & Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, page 23, Register's Office for said County.
>
> Said part of said Lot fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines, 150 feet to an alley, which was established and shown on the Plan of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Angela Lane Miller, Anita Cherylane Miller, Wanda Faye Simpson and Michael Eugene Simpson by Administratrix's Quitclaim Deed from Grace E. Biggers as Administratrix of the Estate of Dollie Jeanett Miller, of record in Book 6259, page 72, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1011 Chicamauga 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 26th day of May, 1995.

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 26th day of May, 1995.

Notary Public

My Commission Expires: 05-24-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,685.48.

Affiant

Subscribed and sworn before me, this 26th day of May, 1995.

Notary Public

My Commission Expires: 05-24-97

4999 06/26 0101 03CHECK 12.00

00734466
IDENTIF. ↑ REFERENCE

95 JUN 26 PM 1:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.