94-9006-TF (0001) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
108-3-59

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

SUBSTITUTE TRUSTEE'S DEED BOOK 9757 PG 273

WHEREAS, on the Twenty-ninth day of November, 1990, TOMMIE FERGUSON, was named Trustee in a Deed of Trust of even date executed by GARY K. WATKINS, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $41,416.00, principal and interest at 8.700% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8251, Page 486, 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 9363, Page 657, 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: July 13, 1995 / July 20, 1995 / July 27, 1995, 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, August 9, 1995, 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 $ 44,777.31 .

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:

PROPERTY located in Davidson County, Tennessee:

BEING Lot Number 107A of the Zone Lot Division of Lots Nos. 42 through 48 and 102 through 107 on the Plan of Section Five, Patio Villa, of record in Plat Book 5200 at page 686, amending Plat Book 5200, page 633, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Gary K. Watkins, unmarried by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8251, page 483, Register's Office for Davidson County, Tennessee.

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.

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Witness my hand and official seal at NASHVILLE, Tennessee, this Ninth day of August, 1995.

I. DYKE TATUM
Substitute Trustee

BOOK 9757 PG 274

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

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 Ninth day of August, 1995.

Pamela A. McKiernan
Notary Public

My Commission Expires: 9-27-97.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $44,777.31.

Affiant

Subscribed and sworn to before me, this Ninth day of August, 1995.

Pamela A. McKiernan
Notary Public

My Commission Expires: 9-27-97.

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

008764
IDENTIF. & REFERENCE

95 AUG -9 AM 11:12
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0467 08/09 0101 03CHECK 8.00