This Instrument Prepared By:
George E. Mudter, Jr., Esq.
511 Union Street
25th Floor, Nashville City Center
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Tennessee Housing
Development Agency
404 James Robertson Pkwy.
Nashville, TN 37219

Map and Parcel
Map 119-02
Parcel 74

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated July 27, 1989, to Thomas F. Baker, IV, Trustee, executed by Mary J. Holland, unmarried, as same appears of record in Book 7899, page 72, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Thomas F. Baker, IV, as Trustee under said Deed of Trust and has nominated and appointed Tracey A. Brooks as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 9809, page 542, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Tracey A. Brooks, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on October 5, 1995, and subsequent insertions appearing on October 12, 1995, and October 19, 1995, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on November 3, 1995, at 11:00 o'clock a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, Tracey A. Brooks, Substitute Trustee, offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Tennessee Housing Development Agency, at and for the sum of Fifty-Five Thousand, Seven Hundred Eleven and 59/100 ($55,711.59) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Tennessee Housing Development Agency, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Tracey A. Brooks, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Tennessee Housing Development Agency, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 75.0 feet on the southerly margin of Stirton Road and extends back 474.8 feet on the easterly line and 432.2 feet on the westerly line to a broken line in the rear, measuring 73.99 feet thereon.

Being the same property conveyed to Mary J. Holland, unmarried, by deed from Timothy W. Dickerson and wife, Angela B. Dickerson, of record at Book 7899, page 69, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2495, page 513 and an easement of record at Book 4337, page 347, and to the matters set forth in the plan of record at Book 2331, page 106, Register's Office for Davidson County, Tennessee.

This is improved property known as 131 Stirton Road Nashville, Tennessee 37210.

Said sale shall be subject to a UCC-1 Financing Statement fixtures filing in favor of the Electric Power Board of the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8874, page 818, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Tennessee Housing Development Agency, its successors and assigns, in fee simple forever. The said Tracey A. Brooks, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Tracey A. Brooks, as Substitute Trustee, has executed this instrument on the 8th day of November, 1995.

Tracey A. Brooks
TRACEY A. BROOKS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tracey A. Brooks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8th day of November, 1995.

Vicki Cofer
NOTARY PUBLIC

My commission expires: 9-18-99

9557 11/08 0101 03CHECK 12.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $55,711.59.

Tracy A. Brooks
Affiant

Sworn to and subscribed before me
this 8th day of November, 1995.

Notary Public

My commission expires: 9-18-97

95 NOV -8 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0121103
IDENTIF. & REFERENCE