BOX 32 JPS

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
2500 Nashville City Center
511 Union Street
FloorNashville, TN 37219

Send Tax Bills to New Owner(s):
Tennessee Housing Development
Agency
700 Landmark Building, 7th Floor
Nashville, TN 37219-2219

BOOK 10028 PG 755

Map and Parcel:
53-09-A-6.00CO

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 October 21, 1988, to Thomas F. Baker, IV, Trustee, executed by Marilyn G. Heichel, as same appears of record in Book 7684, page 884, and rerecorded in Book 7691, page 774, 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 Jean P. Shearer as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 9992, page 724, Register's Office for Davidson County, Tennessee, and the said Jean P. Shearer, 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 April 4, 1996, and subsequent insertions appearing on April 11, 1996, and April 18, 1996, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on April 26, 1996, 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, the undersigned 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 Five Hundred Twenty Two and 13/100 ($55,522.13) 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; and

NOW, THEREFORE, in consideration of the premises and the payment of One Dollar ($1.00) cash in hand paid, receipt of which is hereby acknowledged, the undersigned, Jean P. Shearer, 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:

Being Unit No. 1418 as shown on the Plat of Neely's Bend Villas, a condominium, of record in Book 5200, page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements declared in the Master Deed and By-Laws appurtenant to said unit as described in Book 5625, page 1, said Register's Office and as amended in Book 6119, page 322, said Register's Office.

Being the same property conveyed to Marilyn G. Heichel, unmarried, by deed of record

in Book 7684, page 881, Register's Office for Davidson County, Tennessee.

This is improved property known as 1418 E. Cedar Lane, Madison, 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, to whom the said Jean P. Shearer, 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, Jean P. Shearer, as Substitute Trustee, has executed this instrument on the 26th day of April, 1996.

Jean P. Shearer
JEAN P. SHEARER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jean P. Shearer, Substitute Trustee, 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 26th day April, 1996.

Barbara F. Ellerbee
Notary Public

My Commission Expires:

Nov. 28, 1998

0175517
IDENTIFICATION REFERENCE

96 APR 26 PM 4:19

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10028 PG 757

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $55,522.13.

Affiant

Sworn to and subscribed before me, this 26th day of April, 1996

Notary Public

My Commission Expires:

Nov. 28, 1998

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