Box 38 4P5

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

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

Map and Parcel:
69-4-12

SUBSTITUTE TRUSTEE'S DEED BOOK 10152 PG 876

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 November 16, 1994, to Thomas F. Baker, IV, Trustee, executed by Kenneth Edwards as same appears of record in Book 9532, page 193, 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 10117, page 192, 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 July 18, 1996, and subsequent insertions appearing on July 25, 1996, 1996, and August 1, 1996, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on August 9, 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 Forty Eight Thousand Six Hundred Seventy Eight and 48/100 ($48,678.48) 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 the westerly part of Lot 30, Block "CC" on the revised plan of Fairview Subdivision of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 100.17 feet on the easterly margin of Cedar Circle and extends back 281.5 feet on the northerly line and 275.8 feet on the southerly line to a dead line in the rear, measuring 100.0 feet, more or less, thereon.

Being the same property conveyed to Kenneth Edwards by deed from Elizabeth F. Wood of record in Book 9532, page 190, Register's Office for Davidson County, Tennessee.

This is improved property known as 4008 Cedar Circle, Nashville, Tennessee, 37218.

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 9th day of August, 1996.

Jean P. Shearer
JEAN P. SHEARER
SUBSTITUTE TRUSTEE

5731 08/09 0101 03CHECK 12.00

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 9th day of August, 1996.

Vicki A. Jones
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-18-99

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 $48,678.48.

Jean P. Shearer
Affiant

Sworn to and subscribed before me, this 9th day of August, 1996

Notary Public

My Commission Expires:

9-18-99

02133340
IDENTIF. & REFERENCE

96 AUG -9 PM 4:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.