SEND TAX BILLS TO:
U.S. Department of Housing and
Urban Development
Cumerland Bend Office Center
251 Cumberland Bend Drive
Suite 200
Nashville, TN 37228

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
Suite 500, One Church St. Bldg.
Nashville, Tennessee 37201

Map-Par. 82-12-171

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 20th day of April, 1994, Richard Dennis Keys, unmarried, executed a Deed of Trust conveying to Thomas F. Baker, IV, Trustee, certain land to secure a note in the amount of $28,272.00, payable to First Tennessee Bank National Association as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, in Book 9323, Page 562, and assigned to Tennessee Housing and Development Agency, of record in Book 9323, Page 569, Register's Office for Davidson County, Tennessee, to which reference is here made, and

WHEREAS, the said Thomas F. Baker, IV declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by instrument of record in Book 10186, Page 490, Register's Office for Davidson County, Tennessee; and

WHEREAS, Michael I. Mossman, Successor Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power invested in him as such Successor 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 September 23, September 30, and October 7, 1996, in the Nashville Business Journal, 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, and

PURSUANT to said advertisement, on October 30, 1996, at 12:00 Noon at the South door of the Courthouse in Davidson County, Tennessee, he, as such Successor 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 equity of redemption as provided in said Deed of Trust, but subject to any and all unpaid taxes; restrictive covenants, easements and set back lines; and any and all redemption rights,

including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property, at which time Tennessee Housing Development Agency submitted the highest and best bid in the amount of $31,119.61.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Successor Trustee, does hereby sell, transfer, and convey to Tennessee Housing Development Agency, their successors and assigns in fee simple, and in bar of all equities above mentioned the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Beasley's Subdivision of the Vaughn Tract, as of record in Plan Book 2, page 105, Chancery Court at Nashville.
>
> Said Lot No. 2 fronts 50 feet on the west side of McFerrin Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Richard Dennis Keys, unmarried by deed from The Vanderbilt University, of record in Book 9323, page 559, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 602 McFerrin Avenue, Nashville, Tennessee.

Michael I. Mossman, Successor Trustee, conveys to Tennessee Housing Development Agency, all the rights conveyed to him as Successor Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Successor Trustee, may lawfully make, all his actions in the premises being solely as Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an Individual.

WITNESS, my hand and Nashville, Tennessee this 30th day of October, 1996.

Michael I. Mossman

MICHAEL I. MOSSMAN
Successor Trustee

0242190
IDENTIF. & REFERENCE

96 OCT 31 PM 3:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael I. Mossman, Trustee, 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, Davidson County, Tennessee, this 30th day of October, 1996.

Shawanna E. Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 28, 1998

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $31,119.61.

Michael I. Mossman
AFFIANT

Sworn to and subscribed before me, this 30th day of October, 1996.

Shawanna E. Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 28, 1998

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