SEND TAX BILLS TO:
U.S. Department of Housing and
Urban Development
Cumberland 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. 71-15-436

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 31st day of May, 1995, John Michael Pappas, unmarried, executed a Deed of Trust conveying to Thomas F. Baker, IV, Trustee, certain land to secure a note in the amount of $41,462.00, 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 9691, Page 361, and assigned to Tennessee Housing Development Agency, of record in Book 9691, Page 494, and re-recorded of record in Book 9881, Page 775, 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 Substitute Trustee by instrument of record in Book 10237, Page 380, Register's Office for Davidson County, Tennessee; and

WHEREAS, Michael I. Mossman, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the power invested in him 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 November 18, November 25 and December 2, 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 December 18, 1996, at 12:00 Noon at the South Door of the Courthouse in Davidson County, Tennessee, he, as such 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 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 $44,322.91.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Substitute 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 the northerly 33 feet of Lot 107 and the southerly 17 feet of Lot 108 on the Plan of Sharpe & Horns 1st Addition to Northeast Nashville, of record in Book 57, Page 152, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:
>
> Said parts of Lots 107 and 108 front together 50 feet, more or less, on the westerly margin of Stainback Avenue and extend back between parallel lines 167.5 feet, more or less, to an alley.
>
> Being the same property conveyed to John Michael Pappas, unmarried, by deed from Geoge R. York and wife, Debra L. York, of record in Book 9691, Page 358, said Register's Office.
>
> Property address: 1208 Stainback Avenue, Nashville, Tennessee 37207.

Michael I. Mossman, Substitute Trustee, conveys to Tennessee Housing Development Agency, all the rights conveyed to him as Substitute Trustee, in said Deed of Trust, and including such covenants and warranties as he, as such Substitute 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 19th day of December, 1996.

Michael I. Mossman

MICHAEL I. MOSSMAN
Substitute Trustee

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 19th day of December, 1996.

Shawanna E. Miller

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 28, 1998

BOOK 10293 PG 745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $44,322.91.

Richard L. Hoffman
AFFIANT

Sworn to and subscribed before me, this 19th day of December, 1996.

Shawana E. Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 28, 1998

96 DEC 23 AM 10:56

DAVIDSON COUNTY, TN.

0258159
IDENTIF. ↑ REFERENCE

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