This Instrument Was Prepared By:
Gary D. Wood, Attorney at Law
701 South Sixth Street
Nashville, Tennessee 37206
(615) 252-8584

BOOK 10490 PG 497

97 MAY 12 PM 12:13
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
05 15326

TRUSTEE'S DEED

Address New Owner(s):

Metropolitan Development and
Housing Agency
701 South Sixth Street
Nashville, Tennessee 37206

Send Tax Bills To:

Same

Map and Parcel Number:

81-10-135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $7,541.64.

Affiant

Subscribed and sworn to before me this 27th day of May, 1997.

Carol Joan Gentry
Notary Public

My Commission Expires: 11-27-99

WHEREAS, by Tennessee Deed of Trust, dated August 23, 1979, of record in Book 5489, Page 530, Register's Office of Davidson County, Tennessee, Affie M. Smith, unmarried, conveyed the real property commonly known as 2521 Delk Avenue, Nashville, Tennessee 37208 described on attached Exhibit "A", which is herein incorporated by reference (the "property") to John E. Acuff, Jr, Trustee and his successor in trust, to secure the payment of a promissory note; and

WHEREAS, the aforementioned Deed of Trust contains powers in the Trustee and his successors in trust to sell the property in the event of a default in connection with the indebtedness secured thereby; and

WHEREAS, the indebtedness was not paid in accordance with the terms of said Deed of Trust and default in the payment thereof was declared; and

WHEREAS, the holder and lawful owner of the indebtedness under said Deed of Trust duly appointed Gary D. Wood, as Substitute Trustee, in the place and stead of John E. Acuff, Jr., Trustee, who is vested with all the rights, powers and privileges of the Original Trustee named in said Deed of Trust, and said appointment of Substitute Trustee was duly noted in Book 7664, Page 400, Register's Office of Davidson County, Tennessee; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness, the Substitute Trustee gave notice of the time and place of sale, all in accord with the Deed of Trust and the laws of Tennessee by publishing an advertisement for twenty-

one (21) consecutive days in the Nashville Record, a newspaper of general circulation, and published in Nashville, Davidson County, Tennessee, said notice being first published on April 10, 1997 and thereafter published on April 17, 1997 and April 24, 1997, with said Notice of Sale advertising the sale of the property to be held on Monday, May 5, 1997, at 11:00 A. M. ; and

WHEREAS, on Monday, May 5, 1997, at 11:00 A.M. at the South Door of the Davidson County Courthouse in Nashville, Tennessee being the time and place fixed in said notice, the property was offered for sale at public outcry to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder (or agent) thereof was the successful purchaser) and in bar of all equities of redemption, homestead, downer, and all other rights or exemptions of every kind, as provided in, but only to the extent provided in said Deed of Trust, and subject to any and all unpaid taxes that may be a lien against the property and subject to any and all other liens and all other matters which take priority over said Deed of Trust; and the Substitute Trustee having received a bid of Seven Thousand Five Hundred Forty-one Dollars and 64/100 cents ($7,541.64) which bid was the last, highest and best bid, and payment having been made by credit upon the indebtedness, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the foregoing and the sum bid and paid as herein provided, I, Gary D. Wood, Substitute Trustee, do hereby bargain, sell, transfer, convey "the Property" upon the METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, its successors and assigns ("Grantee").

TO HAVE AND TO HOLD the property, together with the estate, title and interest and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple absolute, free from homestead, dower, the equity of redemption, and all other rights or exemptions of every kind of the Grantor as provided, in said Deed of Trust, and subject only to any and all liens, easements, encumbrances, property taxes, statutory right of redemption, if any, and other matters that are prior in right to the lien of the Deed of Trust.

I, Gary D. Wood, Substitute Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so a Substitute Trustee, and subject only to the matters herein expressly reserved, I hereby warrant title to the property against the claims of all persons claiming by, through or under me as such Substitute Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 27th day of May, 1997.

GARY D. WOOD
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Gary D. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee named herein, and who further acknowledged that he as such Substitute Trustee executed the foregoing instrument (Trustee's Deed) for the purposes therein contained, by signing his name as Substitute Trustee.

WITNESS my hand and official seal at office in Nashville, Tennessee on this 27th day of May, 1997.

Carol Jean Gentry
Notary Public

My Commission Expires: 11-27-99

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 64 on the plan of Cobb's Subdivision of Lot N-6 of the Subdivision of Harding's Basley Tract, as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the southerly margin of Delk Avenue and extends back 268.8 feet on the Easterly line and 278.4 feet on the Westerly line to a dead line in the rear (alley) on which it measures 50.5 feet.

Being the same property conveyed to Affie Mae Dangerfield (now Affie M. Smith), by deed from Earnest T. Powell and wife, Helen Powell, of record in Book 4353, page 56, Register's Office for Davidson County, Tennessee; and subsequently conveyed to Mamie Bowers by Quitclaim Deed from Affie Mae Dangerfield, a widow, of record in Book 7797, page 125, Register's Office for Davidson County, Tennessee.

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