Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 29, 1989, and recorded in Book 7932, Page 902 in the Register's Office of Davidson County, Tennessee, Marjorie Mutschler, unmarried, conveyed to D. Gene Merrill and Frederick E. Brooks, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 10526, Page 366 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on August 27, 1997, at the main south door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Metropolitan Development Housing Agency, whose address is 701 South Sixth Street, Nashville, Tennessee 37206, being the highest and best bidder, became the purchaser of said property at and for the sum of Forty-Five Thousand One Hundred and 00/100 Dollars; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of its bid.

NOW, THEREFORE, in consideration of the premises and the payment by Metropolitan Development Housing Agency of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, M. Virginia Craven, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Metropolitan Development Housing Agency, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being in the 27th Ward of the City of Nashville, and being Lot No. 19 on the Map of the Subdivision of the Robert E. Powers Lands, as of record in Book 421, page 56, Register's Office for said County. Said Lot No. 19 fronts 50 feet on the easterly side of Powers Avenue, and runs back between parallel lines 154 feet to an alley.

Marjorie Mutschler obtained title to the above referenced real estate by Deed of record in Book 7887, Page 32, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 45,100
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September 1997
Notary Public
MY COMMISSION EXPIRES 12-29-2000

MAIL ENV.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
97 SEP -5 PM 1:20

0345595
IDENTIFICATION REFERENCE

Subject to any unpaid taxes.

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 Metropolitan Development Housing Agency, its successors and assigns in fee simple forever, to whom the said M. Virginia Craven, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said M. Virginia Craven, Substitute Trustee, has on August 27, 1997 hereunto set his hand and seal.

M. Virginia Craven, Substitute Trustee
M. VIRGINIA CRAVEN, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On August 27, 1997 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared M. Virginia Craven to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Rita G. Sawyer
NOTARY PUBLIC

My Commission Expires: 6-19-2001

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
808 Powers Avenue,
Nashville, Tennessee 37206-1716

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Metropolitan Development Housing Agency
701 South Sixth Street
Nashville, TN 37206

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

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