SEND TAX BILLS TO:
Tennessee Housing Development Agency
404 James Robertson Parkway
Suite 1114
Nashville, Tennessee 37219

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

Map-Parcel 62-09-146.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 27th day of June, 1996, Patricia D. Pegram, unmarried, executed a Deed of Trust conveying to Thomas F. Baker, IV, Trustee, certain land to secure a note in the amount of $58,969.00, payable to Tennessee Housing Development Agency as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, in Book 10104, Page 659.

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 11331, Page 96, 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 March 12, 1999, March 19, 1999, and March 26, 1999, 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 April 2, 1999, at 12:00 at the main 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

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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 $63,518.97.

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. 48-B, Zone Lot Division of Lot Nos. 45, 46, 48 and 49, Revised Section 6, Cedarwood Estates, of record in Book 5200, page 196, as amended in Plat Book 6250, page 517, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Patricia D. Pegram, unmarried by deed from James A. Lyle, unmarried of record in Book 10104, page 656, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 519 Cedar Drive, Nashville, Tennessee 37211.

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 8 day of April, 1999.

MICHAEL I. MOSSMAN
Successor 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 8th day of April, 1999.

Ina Faye O'Neal
NOTARY PUBLIC

My Commission Expires NOV. 24, 2001

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,518.97.

Michael I. Mossman
AFFIANT

Sworn to and subscribed before me, this 8th day of April, 1999.

Ina Faye O'Neal
NOTARY PUBLIC

My Commission Expires NOV. 24, 2001

MY COMMISSION EXPIRES: _____

05711794

RECEIVED FOR REFERENCE

99 APR -8 PM 1:26

ILL. REGISTER
DAVIDSON COUNTY, TN.

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