Davidson County DEEDTRS
Recvd: 05/22/03 08:27 2pgs
Fees:12.00 Taxes:0.00
20030522-0069759

SEND TAX BILLS TO:
Tennessee Housing Development Agency
404 James Robertson Parkway
Suite 1114
Nashville, TN 37243

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

Map-Parcel: 120-01-0-79

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 15th day of April, 1999, Brian T. Ramsey, a married man, executed a Deed of Trust conveying to Guaranty Title & Escrow, Trustee, to secure a note in the amount of $77,533.00, payable to FT Mortgage Companies d/b/a Sunbelt National Mortgage, as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, in Book 11442, Page 811.

WHEREAS, the said Guaranty Title & Escrow, declined to serve as Trustee, and thereafter Michael I. Mossman was named Successor Trustee by instrument of record as Instrument No. 20030311-0032078, 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 April 4, 2003, April 11, 2003 and April 18, 2003, 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 28, 2003, at 12:00 P.M. 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 herein above 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 $79,537.92.

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. 252, on the Plan of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian T. Ramsey, married, by Deed of record in Book 11442, Page 808, said Register's Office.

This is improved property located at 1219 Kermit Drive, Nashville, TN 37217

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 herein above referred to and not as an Individual.

WITNESS, my hand in Nashville, Tennessee this 28th day of April, 2003.

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 28th day of April, 2003.

NOTARY PUBLIC

TINA FAYE O'NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 9/24/05

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $79,537.92.

AFFIANT

Sworn to and subscribed before me, this 28th day of April, 2003.

NOTARY PUBLIC

TINA FAYE O'NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 9/24/05