PICK-UP

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

THIS INSTRUMENT PREPARED BY:
Michael I. Mossman, Attorney
PO Box 330175
Nashville, Tennessee 37203-7501

Map-Parcel 71-11-96

Davidson County DEEDTRS
Recvd: 06/07/04 08:44 2pgs
Fees:12.00 Taxes:0.00

20040607-0066565

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 14th day of November, 1994, Tuvache La Floyd, unmarried executed a Deed of Trust conveying to Thomas F. Baker IV, as Trustee, to secure a note in the amount of $29,696.00, payable to First Tennessee Bank National Association which is of record in Book 9521, Page 721 and assigned to Tennessee Housing Development Agency, as fully set forth in said Deed of Trust which is of record in Book 9726, Page 835, said Register's Office.

WHEREAS, the said Thomas F. Baker IV declined to serve as Trustees, and thereafter Michael I. Mossman was named Successor Trustee by written instrument recorded as Instrument Number 20040407-0039746, 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 vested 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 thirty (30) days notice by three (3) successive publications, namely April 23, 2004, April 30, 2004, and May 7, 2004, 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 May 26, 2004, at 12:00 P.M. outside the main entrance of the old Ben West Library building, 225 Polk Avenue, Downtown Nashville, Tennessee, 37201, 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 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 Authority submitted the highest and best bid in the amount of $27,159.31.

NOW, THEREFORE, in consideration of the premises, Michael I. Mossman, Successor Trustee, does hereby sell, transfer, and convey to Tennessee Housing Development Authority, 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 westerly ½ of Lot No. 45 on the Map of Trinity Heights, of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 50 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet, more or less, to an alley.
>
> Being the same property conveyed to Tuvache La Floyd, unmarried, by deed of record in Book 9521, page 718, said Register's Office.
>
> Property Address: 314 Edith Avenue, Nashville, Tennessee 37207.

Michael I. Mossman, Successor Trustee, conveys to Tennessee Housing Development Authority, 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 in Nashville, Tennessee this 26th day of May, 2004.

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 26th day of May, 2004.

NOTARY PUBLIC

TINA FAYE O'NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/24/05

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27, 159.31.

AFFIANT

Sworn to and subscribed before me, this 26th day of May, 2004

NOTARY PUBLIC

TINA FAYE O'NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/24/05