PICK-UP

Name and address of new owner:
Metropolitan Development & Housing Agency
701 South 6th Street
Nashville, TN 37206

Send tax bills to:
EXEMPT

Prepared by:
David G. Mangum, Attorney
2012 Eighth Avenue South
Nashville, TN 37204

Davidson County DEEDTRS
Recvd: 07/13/04 15:20 2pgs
Fees:12.00 Taxes:0.00
20040713-0083516

MAP-PAR.: 071-10-0 074.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 1, 1997, recorded in Book 10462, page 527, Register's Office, Davidson County, Tennessee, Cynthia E. Robertson, unmarried, conveyed to F. B. Murphy, Jr.,, Trustee, the hereinafter described property to secure the therein mentioned indebtedness to Maggie R. Jones; and

WHEREAS, by Assignment of record in Instrument No. 20020805-0093959, dated June 16, 1997, said Register's Office, Maggie R. Jones did assign her interest in said Deed of Trust to Spain Enterprises, LLC; and

WHEREAS, by Assignment of record in Instrument No. 20020805-0093960, dated June 16, 1997, said Register's Office, Spain Enterprises, LLC did assign its interest in said Deed of Trust to Yvonne Leggett, as Trustee; and

WHEREAS, by instrument dated April 27, 2004, filed for record in Instrument No.: 20040512-0054570, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 29 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Business Journal,* a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 21, May 28, and June 4, 2004, stating that on Friday, June 18, 2004, at 12:30 a.m. at the front entrance to the Old Ben West Library Building, 226 Polk Avenue, Downtown Nashville, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **Metropolitan Housing & Development Agency**, its successors and assigns for $23,000.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these

presents transfer and convey unto the said **Metropolitan Housing & Development Agency**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

BEING Lot No. 41 in J.B. Haynie's Cumberland Heights Addition, a plan of which is of record in Book No. 57, Page No. 170, Register's Office of Davidson County, Tennessee.

SAID Lot No. 41 fronts 50 feet on the West side of Bessie Street and extends back between parallel lines 125 feet to an alley.

DEED REFERENCE:
BEING the same property conveyed to Cynthia E. Robertson, unmarried by deed from Maggie R. Jones, unmarried of record in Book 10462, page 524, said Register's Office.

MAP/PARCEL: 071-10-0 074.00
PROPERTY ADDRESS: 1304 Bessie Avenue, Nashville, TN 37207 as shown on the tax maps of the Assessor of Property for Davidson County, TN.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 22nd day of June, 2004.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the 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, Tennessee, on this the 22nd day of June, 2004.

Kay E. Farmer
Notary Public

KAY E. FARMER NOTARY PUBLIC AT LARGE

My Commission Expires: 7/29/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, ~~whichever is~~ greater, ~~for this transfer~~ is $23,000.00.

Affiant

Subscribed and sworn before me, this 22 day of June, 2004.

Kay E. Farmer
Notary Public

KAY E. FARMER NOTARY PUBLIC AT LARGE

My Commission Expires: 7/29/06
File #58043

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July 20 04.

Deputy Register