Davidson County DEEDTRS
Recvd: 02/23/09 10:18 4 pgs
Fees:23.00 Taxes:1480.00
20090223-0015435

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

New Owner - Send Tax Bills:
**HomeTrust Partners**
**700 Craighead St #103**
**Nashville, TN 37204**

# TRUSTEE'S DEED

WHEREAS, a certain Deed of Trust dated December 27, 2004 was made by Nashville Housing Properties, LLC to Chan McCullough, Trustee, as same appears of record instrument #20050104-0001273, Register's Office of Davidson County, Tennessee

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS I, Chan McCullough, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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 in THE NASHVILLE RECORD, 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.

PURSUANT to said advertisement, on Monday, February 23, 2009 at 10:00 a.m. at the outside door of the Register of Deeds Office, 501 Broadway, Sommet Center, Nashville, Davidson County, Tennessee I, as said 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 equities as provided in said Deed of Trust, at which time HomeTrust Partners submitted the highest and best bid.

NOW THEREFORE, in consideration of the premises, I, Chan McCullough, Trustee, exercising the power and authority vested in me, and in bar of equities of redemption, statutory redemption, dower and homestead, do hereby convey to HomeTrust Partners, their successors and assigns, all my interest in the following described real property, to-wit:

**903 Joseph Ave, 37207** Map & Parcel 82-3-69
Land in Davidson County, Tennessee described as Lot No. 74 on the plan of Sharpe & Harris's Second Addition to East Nashville, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee. The property was subsequently conveyed from Nashville Housing Properties, LLC to Kevin Miller by instrument #20080325-0029674, said Register's Office.

**126/128 J.C. Napier Ct** Map & Parcel 93-16-335 & 93-16-336
Two adjoining tracts of Land in Davidson County, Tennessee, the first of which being the southerly part of Lot No. 1 on the Map of the Bransford Realty Company's Resubdivision of part of Weakley and Warren's Subdivision of Block "D" Hermitage Addition as of record in Book 421, page 58, said Register's Office. Said part of Lot No 1 fronts 33 feet on the northerly side of Warren Alley and runs back between parallel lines, with the westerly margin of Donelson Street, 72 feet, more or less, to the southerly margin of a 12 foot reserved strip.

The second tract, being part of Lot No. 2 on the Map of Bransford Realty Company's Resubdivision of part of Weakly and Warren's Resubdivision of Block D, Hermitage Addition of record in Book 421, page 58, said Register's Office Said part of said Lot No 2 fronts 33 feet on the northerly side of J. C. Napier Street, formerly Warren's Alley, and runs back between parallel lines parallel to and 33 feet west of Donelson Street 70 feet, more or less, to a dead line, which dead line is 120 feet, more or less south of Fain Street. These properties was subsequently conveyed from Nashville Housing Properties, LLC to Kevin Miller by instrument #20080325-0029674, said Register's Office.

**877 Carter St, 37206** Map & Parcel 82-4-222
Land in Davidson County, Tennessee described as Lot No. 95 on plan of Thornby Place, of record in Book 332, page 3, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description. The property was subsequently conveyed from Nashville Housing Properties, LLC to Kevin Miller by instrument #20080325-0029674, said Register's Office.

**1520 14th Ave N, 37208** Map 81-15, parcel 263
Being the southerly half of Lot No. 216 of McGavock and Wetmore's Addition of record in Book 21, page 41, Register's Office for Davidson County, Tennessee. Said lot fronts 25 feet on the easterly side of 14th Ave. N. and extends back easterly between parallel lines 170 feet to an alley in the rear.

**1704 1/2 Seventeenth Ave. N, 37208** Map 81-11, parcel 251
Being the northerly one-half of Lot No. 368 on the Plan of McGavock, Wetmore, and Other's Second Addition called the "Addition to the Town of McGavock" as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

**1907 D.B. Todd Blvd, 37208** Map & Parcel 81-7-163
Being the rear of southerly portion of Lot No 65 in George Shields Second Addition to North Nashville, a plan of which is found of record in the office of the Register for said County, in Book 57, page 146. Beginning at a point in the southeast corner of said Lot No. 65, and running thence westerly, along the northerly margin of an alley in the rear of said lot No 65. , 99.9 feet to the east line of lot No. 64 in said plan, thence northerly, along the said east line of lot No. 64, 32 feet, more or less, to a point, and thence easterly and parallel with and 32 feet from said northerly margin of said alley, 99.9 feet more or less, to a point in the westerly margin of Salem Street, now 18th Avenue North, to the point of beginning.

**1701 Tenth Av N, 37208** Map & Parcel 81-12-15
Land in Davidson County Tennessee being Lot No. 283 in D T Book McGavock's and Others Subdivision as of record in Book 21, page 23, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description.

**116 Claiborne St, 37210** Map & Parcel 93-16-14
Being Lot No, 84 in Maury and Claiborne's Addition to South Nashville, which is of record in Book 21, page 84 and 85, R.O.D C., Tennessee.

**1929 Delta Av, 37208** Map & Parcel 81-8-60
Being the northerly 40 feet of Lot No. 618 in North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, TN. An attempt was made to convey this property from Nashville Housing Properties, LLC to Kevin Miller by instrument #20080325-0029674, said Register's Office, but the conveyance may have been invalid.

**1111 Third Ave South, 37210** Map & Parcel 105-3-40
Land in Davidson County. Tennessee being part of Lot No. 2 on the Plan of W.W. Sullivan property as of record in Book 8, page 147, R.O.D.C., Tennessee, and also being the 3rd lot described in a deed of partition among the Doris heirs of record in Book No. 70, page 227, R.O.D.C., Tennessee, shown on pages 4, 5 and 6 of this abstract and described as follows. Beginning on the westerly margin of 3rd Avenue South, formerly College Street, at Mrs. C. Stewart's N. E. corner; thence with the westerly margin of said Avenue northerly 24 feet 8 inches to A.O. Dorris southeast corner; thence, with his southerly line westerly 142 feet 10 1/2 inches, more or less, to the easterly margin of an alley, thence, with said alley southerly 24 feet 0 inches to Mrs. Stewart's N. W. corner; thence with her northerly line easterly 142 feet 10 1/2 inches, more or less, to the beginning.

**112 Claiborne St, 37210** Map & Parcel 93-16-12
Land in Davidson County, Tennessee described as being Lot No, 86 on the Map of Maury and Claiborne's Addition to South Nashville, of record in Book 21, pages 84 and 85, Register's Office Davidson County, Tennessee to which reference is made for a more complete description.

**3215 Lincoln Av, 37218** Map & Parcel 70-9-174
Land in Davidson County, Tennessee described as Lot No. 8 on the Map of H E Simpkins Division of the L G Curtis Lands in the 13th Civil District of said County, of record in Book 547, page 39, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

**2020 10th Ave North, 37208** Map & Parcel 81-7-129
Being the northerly 39.5 feet of Lot No. 4 in Holt's unrecorded Subdivision of Lots Nos. 8 and 11 in Owens Buena Vista Plan, the original Plan is of record in Book 15, pages 10 and 11, Register's Office for Davidson County, Tennessee. Said property, the northwesterly corner of which is located 126 feet southeastwardly from the intersection of the southeasterly margin of Cass Street and the northeasterly margin of 10th Avenue N., formerly Crooked Street, fronts 39.5 feet on the northeasterly margin of 10th Avenue N, formerly Crooked Street, and extends back between parallel lines 129 feet, more or less, to an alley. The property was subsequently conveyed from Nashville Housing Properties, LLC to Kevin Miller by instrument #20080416-0038410, said Register's Office.

**2025 9th Av North, 37208** Map & Parcel 81-3-297
Being the northerly 42 feet of Lot No. 30 in the Subdivision of Lot No. 11. J. C. Owen's Buena Vista Plan of Lots, as of record in Book 57, page 26. Register's Office For Davidson County, Tennessee, described as follows: Beginning at the southwest corner of 9th Avenue North, Formerly Buena Vista Street, and Cass Street; running thence with the westerly margin of 9th Avenue North, southerly 42 feet to a stake; thence at right angles and parallel to the southerly margin of Cass Street westerly 129 feet to an alley, thence with the easterly margin of said alley northerly 42 feet to the southerly margin of Cass Street; thence with the southerly margin of Cats Street easterly 129 feet to an alley; thence with the easterly margin of said alley northerly 42 feet to the southerly margin of Cass Street easterly 129 feet to the place of beginning

**1257 Lewis St, 37210** Map & Parcel 105-4-322
Land in Davidson County, being Lot No. 38 on the Plan of Trimble's National Hill Subdivision of record in Book 21, page 121, ROD C., Tennessee.

These being the same properties conveyed to Nashville Housing Properties, LLC by deed from HomeTrust Partners of record instrument #20050224-0020605 said Register's Office.

I, Chan McCullough, Trustee, convey HomeTrust Partners, a Tennessee general partnership, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 23rd day of February, 2009.

Chan McCullough, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2009.

Commission expires 3/10/2012 Notary Public

ZEYNEBA HABIB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $400,000 -.

AFFIANT

Subscribed and sworn to me this 23rd day of February, 2009.

Commission expires 1/7/2013 Notary Public

WILLIAM C. McCULLOUGH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY