BOOK 10028 PG 248

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
71-8 230
Tax Map/Parcel

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT
404 JAMES ROBERTSON AVE #1114
NASHVILLE, TN 37243-0900

Box 22

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Ninth day of March, 1993, STEVEN G. WATERS, was named Trustee in a Deed of Trust of even date executed by JAMES M. MIXON AND WIFE, CHRISTY M. MIXON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $36,616.00, principal and interest at 6.90% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8884, Page 229, in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in* in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute 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 28, 1996 / April 4, 1996 / April 11, 1996, 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. *Book 9990, Page 909

PURSUANT to said advertisement on Friday, April 26, 1996, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute 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 TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON AVE #1114, NASHVILLE, TN, submitted the highest and best bid in the amount of $ 39,967.22 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to TENNESSEE HOUSING DEVELOPMENT AGENCY, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 53 ON THE MAP OF JOYWOOD HEIGHTS, SECTION ONE, AS OF RECORD IN BOOK 1130, PAGE 91, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 53 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF WESLEY AVENUE AND RUNS BACK 203 FEET ON THE EASTERLY LINE AND 204.6 FEET ON THE WESTERLY LINE, TO A DEAD LINE, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES M. MIXON AND WIFE, CHRISTY M. MIXON BY DEED FROM CARL JOHNSON, UNMARRIED OF RECORD IN BOOK 8884, PAGE 226, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to TENNESSEE HOUSING DEVELOPMENT AGENCY, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, this Twenty-sixth day of April, 1996.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF Davidson }

4691 04/26 0101 03CHECK 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. DYKE TATUM, 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 purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee, this Twenty-sixth day of April, 1996.

Notary Public

My Commission Expires: 7/25/98.

STATE OF Tennessee }
} ss.
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $39,967.22.

Affiant

Subscribed and sworn to before me, this Twenty-sixth day of April, 1996.

Notary Public

My Commission Expires: 7/25/98.

95 APR 25 PM 1:07
REGISTER
DAVIDSON COUNTY, TN.

0175381
IDENTIFICATION REFERENCE

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203