This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 173-1 269

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

BK/10238PG582

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Twenty-first day of June, 1991, NELDIA J. MOORE, was named Trustee in a Deed of Trust of even date executed by FRANK A. JANNETTI, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $36,745.00, principal and interest at 8.400% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8383, Page 339, and rerecorded on July 22, 1991 in Book 8402, Page 187, and rerecorded on September 16, 1991 in Book 8443 639, Page, 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: October 3, 1996 / October 10, 1996 / October 17, 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 10218, page 809

PURSUANT to said advertisement on Monday, October 28, 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 $ 38,203.16 .

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 IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 13-B ON THE PLAN OF MONTE CARLO SEC. IV AS OF RECORD IN BOOK 6250, PAGE 577, (ERRONEOUSLY REFERRED TO AS BOOK 6250, PAGE 855 IN PRIOR CONVEYANCE) REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF CEDARCREEK DRIVE AT THE SOUTHEAST CORNER OF LOT 13, MONTE CARLO, SECTION 5; THENCE, FOLLOWING THE EAST LINE OF LOT 13 IN A NORTHERLY DIRECTION 45.97 FEET TO A POINT; THENCE S 59 DEGREES 30' 12" W, 124.59 FEET TO A POINT; THENCE S 30 DEGREES 8' 48" E, 20.21 FEET TO A POINT, THENCE AROUND A CURVE IN A SOUTHEASTERLY DIRECTION 39.27 FEET TO A POINT; THENCE, N 59 DEGREES 51' 12" E 99.59 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRANK A. JANNETTI BY DEED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF RECORD IN BOOK 8383, PAGE 336, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

BOOK 10238 PG 583

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-eighth day of October, 1996.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

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-eighth day of October, 1996.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 38,203.16.

Affiant

Subscribed and sworn to before me, this Twenty-eighth day of October, 1996.

Melanie L Brown
Notary Public

My Commission Expires: 11/28/98.

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

0240523
IDENTIF. # REFERENCE

96 OCT 28 AM 11:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

10/28 01:01 03CHECK 8.00