This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 98-5 140

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

BOOK 11463 PG. 806

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Thirteenth day of June, 1989, PHILLIP STEPHEN FREEMAN, was named Trustee in a Deed of Trust of even date executed by DAVID M. NELSON AND WIFE, KATHRYN L. NELSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $54,500.00, principal and interest at 8.450% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7864, Page 558, and rerecorded on June 27, 1989 in Book 7874, Page 950, 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 Book 10377, Page 609, 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 11, 1999 / March 18, 1999 / March 25, 1999, 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 Wednesday, May 5, 1999, 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 $ 57,146.39 .

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 HERMITAGE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41A ON THE PLAN OF ZONE LOT DIVISION LOTS 38, 41, AND 43, HUNTERS POINT SUBDIVISION, OF RECORD IN BOOK 5200, PAGE 736, AS AMENDED IN BOOK 6250, PAGE 319, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 41A FRONTS 65.72 FEET ON THE SOUTHWESTERLY MARGIN OF HUNTERS POINT COURT AND EXTENDS BACK 111.15 FEET ON THE NORTHEASTERLY LINE AND 186.39 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 84.82 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SHIRLEY ANN WOODS, A MARRIED PERSON, BY DEED FROM DAVID M. NELSON AND WIFE, KATHRYN L. NELSON OF RECORD IN BOOK 8968, PAGE 941, 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.

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 Fifth day of May, 1999.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

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 Fifth day of May, 1999.

Melanie L Brown
Notary Public

My Commission Expires: 1/25/03.

STATE OF Tennessee }
COUNTY OF DAVIDSON } ss.

The actual consideration or value, whichever is greater for this transfer is $ 57,146.39.

Affiant

Subscribed and sworn to before me, this Fifth day of May, 1999.

Melanie L Brown
Notary Public

My Commission Expires: 1/25/03.

0582941

99 MAY -5 AM 11:19

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