Box 27

BOOK 11475 PG. 652

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
MAP/PARCEL 83-6 119

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Eighth day of February, 1995, MATT B. MURFREE, III, OF RUTHERFORD COUNTY, was named Trustee in a Deed of Trust of even date executed by BEN PHELPS, JR., UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $30,828.00, principal and interest at 8.250% per annum on the unpaid balance, said Deed of Trust being recorded in Book 9593, Page 935, 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: April 15, 1999 / April 22, 1999 / April 29, 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.
*Book 11441, Page 595

PURSUANT to said advertisement on Wednesday, May 12, 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 $ 33,118.89 .

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:

BEING THE NORTHELRY ONE-HALF OF LOT NO. 45 ON THE PLAN OF BEAUMONT PLACE, OF RECORD IN BOOK 332, PAGE 38, SAID REGISTER'S OFFICE.

SAID PART OF LOT NO. 45 FRONTS 50 FEET ON THE WESTERLY SIDE OF MANCHESTER AVENUE AND RUNS BACK 116 FEET ON THE NORTHERLY LINE ADJOINING LOT NO. 44 AND 96.5 FEET ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR, MEASURING 55 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BEN PHELPS, JR., UNMARRIED, BY DEED FROM CHARLES A. MCCLAIN AND WIFE, ARCHIELENE MCCLAIN OF RECORD IN BOOK 9593, PAGE 932, 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 Twelfth 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 Twelfth day of May, 1999.

Melanie L Brown
Notary Public

MELANIE L BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 $ 33,118.89.

Affiant

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

Melanie L Brown
Notary Public

MELANIE L BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 1/25/03.

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

99 MAY 12 PM 1:07
ALL TAXES PAID
DAVIDSON COUNTY, TN.
RECEIVED FOR RECORD
10.00

05861110
IDENTIFICATION REFERENCE