Davidson County DEEDTRS
Recvd: 01/26/05 11:52 2 pgs
Fees:12.00 Taxes:0.00
20050126-0009720

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP/PARCEL 71-4-22
2612 WOODYHILL DRIVE
NASHVILLE, TN 37207

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING
DEVELOPMENT AGENCY
SUITE 1114, PARKWAY TOWERS
404 JAMES ROBERTSON PARKWAY
NASHVILLE, TN 37243-0900

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on JUNE 29, 2001, D.M. GRISHAM, was named Trustee in a Deed of Trust of even date executed by MICHAEL J. MISCHLER, AN UNMARRIED MAN, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $72,850.00, principal and interest at 6.250% per annum on the unpaid balance, said Deed of Trust being recorded inINSTRUMENT NO. 20010705-0071959, in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, J. PHILLIP JONES, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Instrument No. 20041215-0149376 in the Register's Office for Davidson County, Tennessee; I, J. PHILLIP JONES, 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: DECEMBER 30, 2004/JANUARY 6, 2005/ JANUARY 13, 2005, in 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, JANUARY 26, 2005 AT 11:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501 (ENTER THE NORTHWEST ENTRANCE NEAR 6TH AVENUE SOUTH) IN NASHVILLE, 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 herein above mentioned equities as provided in said Deed of Trust, at which time TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY, SUITE 1114, PARKWAY TOWERS, NASHVILLE, TN 37243-0900, submitted the highest and best bid in the amount of $75,037.14.

NOW THEREFORE, in consideration of the premises, I, J. PHILLIP JONES, 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:

LAND in Davidson County, Tennessee, BEING Lot No. 223 on the Plan of Joywood Heights, Section II, of record in Plat book 1130, Page 92, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael Joseph Mischler by deed from Raymond A. Anderson and Christopher A. Anderson of record as Instrument No. 20010705-0071958, Register's Office for Davidson County, Tennessee.

I, J. PHILLIP JONES, Substitute Trustee, convey to TENNESSEE HOUSING DEVELOPMENTAGENCY, 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 herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on JANUARY 26, 2005.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, J. PHILLIP JONES, Substitute Trustee, 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 on JANUARY 26, 2005.

Notary Public

My Commission Expires: March 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $75,037.14.
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this 26TH day of JANUARY, 2005.

Notary Public

My Commission Expires: March 26, 2005

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228