Davidson County DEEDTRS
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Fees:12.00 Taxes:0.00
20050126-0009762

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 050-04-0, PARCEL 19
1125 DUE WEST AVENUE
MADISON, TN 37115

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 25, 1999, T. MICHAEL LOGAN was named Trustee in a Deed of Trust of even date executed by VIRGINIA L. HALL, A SINGLE PERSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $76,312.00, principal and interest at 6.2% per annum on the unpaid balance, said Deed of Trust being recorded in DEED BOOK 11547, PAGE 987, 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. 20041229-0153539 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 $78,280.77.

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:

TRACT NO. ONE:
Land in Davidson County, Tennessee, being Lot No. 57 on the plan of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor dated April 20, 1947, as follows: Beginning at a point in the south margin of Due West Avenue at the corner of Lots Nos. 50 and 57; thence with the line between said lots southerly 331.04 feet; thence easterly 101.05 feet to the corner of Lots Nos. 57 and 58; thence with the line between said lots northerly 317.26 feet to the south margin of Due West Avenue; thence with the margin of same westerly 100 feet to the point of beginning.

TRACT NO. TWO:
Land in Davidson County, Tennessee, being the west half of Lot No. 58 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a

copy of a survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows: Beginning at the corner of Lot No. 57, running eastward 50 feet to a point; thence South 305 feet, more or less, to the corner; thence westwardly 50 feet to the corner; thence northwardly 317.26 feet to the beginning.

Being the same property conveyed to Virginia L. Hall by Warranty Deed dated June 25, 2004 and recorded in Book 11547, Page 984, 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 $78,280.77.
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