This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
TAX NOS. 72-7-250 AND 72-8-2
1408 SHELTON AVENUE
NASHVILLE, TN 37216

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

Davidson County DEEDTRS
Recvd: 02/01/05 08:01 2 pgs
Fees:12.00 Taxes:0.00
20050201-0011377

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 28, 2000, MITCHELL A. WATTS, was named Trustee in a Deed of Trust of even date executed by TIMOTHY W. PAGE, A SINGLE MALE, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $84,441.00 principal and interest at 7.3% per annum on the unpaid balance, said Deed of Trust being recorded in INSTRUMENT NO. 200005120048092, 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 INSTRUMENT NO. 200408160098892 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: JANUARY 6, 2005/JANUARY 13, 2005/JANUARY 20, 2005, 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 MONDAY, JANUARY 31, 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 $92,727.16.

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 LOCATED IN DAVIDSON COUNTY, TENNESSEE:
TRACT I:

Land in Davidson County, Tennessee, being Lot No. 5, Block B, of Inglewood Golf Club Estates Subdivision, as of record in Plat Book 843, Page 98, Register's Office for said County.

Said Lot No. 5 fronts 70 feet on the southeasterly side of Shelton Avenue, and extends back 173 feet on the southwesterly side and 176.3 feet on the northeasterly side, to a dead line in the rear on which it measures 70 feet.

TRACT II:

Land in Davidson County, Tennessee, being a portion of the westerly part of Lot No. 12, Block B on the Map of Inglewood Terrace, as of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee and being Tract I of the herein conveyed and described according to a loan survey by John Kohl, dated February 12, 1980.

Beginning at a point being the southwest corner of Lot No. 5, Block "B", on the Plan of Inglewood Golf Club Estates, as of record in Plat Book 843, Page 98, Register's Office for Davidson County, Tennessee, said point also being the northwest corner of the herein described; thence with the rear line of said Lot No. 5, 60 feet to a point; thence in a southerly direction 215 feet more less to a point in a creek; thence with said creek in a northwesterly direction 64.6 feet to a point; thence continuing with said creek 48 feet to a point; thence leaving said creek in a northerly direction 132 feet to the point of beginning.

Being the same property conveyed to Timothy W. Page, Unmarried, by Deed from David Lee Collins, Sr., of record in Instrument 200005120048091, Register's Office for Davidson County Tennessee.

I, I. DYKE TATUM, 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 31, 2005.

I. DYKE TATUM
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, I. DYKE TATUM, 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 31, 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 $92,727.16.
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this 31st day of JANUARY, 2005.

Notary Public

My Commission Expires: March 26, 2005

RETURN TO:
J. PHILLIP JONES
TATUM & JONES, PLLC
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228