Davidson County DEEDTRS
Recvd: 04/15/05 10:36 2 pgs
Fees:12.00 Taxes:0.00
20050415-0042076

22

(Ragland/THDA/4800112262)
This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 73-9, PARCEL 233
2333 Cooper Ter.
NASHVILLE, TENNESSEE 37216

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 **OCTOBER 7, 1987, DELTA TITLE COMPANY**, was named Trustee in a Deed of Trust of even date executed by **HERBERT RAGLAND AND WIFE CARMEN RAGLAND**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$43,544.00,** principal and interest at **9.00000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 7379 PAGE 116** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM**, either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT #20050316-0028745** 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: **MARCH 24, 2005/MARCH 31, 2005/APRIL 7, 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 **FRIDAY, APRIL 15, 2005, at 10:00 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, **J. PHILLIP JONES** 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, NASHVILLE, TENNESSEE 37243-0900, submitted the highest and best bid in the amount of **$35,217.01.**

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 THE COUNTY OF DAVIDSON, TENNESSEE:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9A ZONE LOT DIVISION OF LOTS 9, 12, 17, 19, 20, 21, COOPER LANE ESTATES AND RECORDED IN BOOK 6900, PAGE 210, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, SAID PLAN REVISES LOT NO. 9 COOPER LANE ESTATES AND RECORDED IN BOOK 5200, PAGE 567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to **HERBERT RAGLAND AND WIFE CARMEN RAGLAND**, by deed dated **OCTOBER 7, 1987**, and recorded as **BOOK 7379 PAGE 113**, Register's Office for Davidson County, Tennessee.

I, **J. PHILLIP JONES**, 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 herein above referred to and not as an individual.

Witness my hand and official seal at Nashville Tennessee, on **April 15, 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 **April 15, 2005.**

Notary Public

My Commission Expires: March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $35,217.01
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **15TH day of April, 2005.**

Notary Public

My Commission Expires: March 21, 2009

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