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This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 44-11 PARCEL 170
602 JONES STREET
OLD HICKORY, TENNESSEE 37138

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

Davidson County DEEDTRS
Recvd: 04/29/05 14:49 2 pgs
Fees:12.00 Taxes:0.00
20050429-0047980

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 31, 2001, THOMAS L. MOSER**. was named Trustee in a Deed of Trust of even date executed by **JEFFREY E. WARDEN HUSBAND, AND TAMMY J. WARDEN, WIFE** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$73,841.00**, principal and interest at **6.9%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT # 20010910-0098039** 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 # 20031118-0167945** 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: **MARCH 31, 2005/APRIL 7, 2005/APRIL 14, 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 29, 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 SIXTH 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, NASHVILLE, TENNESSEE 37243-0900**, submitted the highest and best bid in the amount of **$90,485.86**

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 THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT 22, SECTION A, VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JULY 16, 1948, BOOK 1424, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FRONTING 52.0 FEET ON JONES STREET AND CONTAINING 0.10 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY E. WARDEN AND WIFE TAMMY J. WARDEN BY DEED DATED AUGUST 31, 2001 AND RECORDED AS INSTRUMENT # 20010910-0098038 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY

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 herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **APRIL 29, 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 **APRIL 29, 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 **$90,485.86**

Affiant

Subscribed and sworn to before me, this 29TH day of APRIL, 2005.

Notary Public

My Commission Expires: March 21, 2009

TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY.

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