This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 82-8 PARCEL 65
402 NORTH 9TH ST.
NASHVILLE, TN 37206

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: 08/08/05 16:03 2 pgs
Fees:12.00 Taxes:0.00
20050808-0093753

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 23, 1994, LEON SHARBER** was named Trustee in a Deed of Trust of even date executed by **ARTHANGER KOON JR.**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$44,427.00**, principal and interest at **7.5%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 9475 PAGE 248** 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. 20050316-0028717** 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: **JULY 14, 2005/JULY 21, 2005/JULY 28, 2005** in **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, AUGUST 5, 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, **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 **$ 44,806.06.**

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:

BEING PARTS OF LOTS 1 AND 2 ON THE MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF MCWHIRTER TRACT, ECT. OF RECORD IN BOOK 421 PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS 1 AND 2 FROM 62.58 FEET TO THE WESTERLY SIDE OF NORTH 9TH STREET, AND RUN BACK BETWEEN PARALLEL LINES 90 FEET TO A DEAD LINE, ON WHICH THEY MEASURE 62.58; THE SOUTHERLY LINE OF SAID TRACT BEING ON THE NORTHERLY MARGIN OF MARINA STREET AND THE NORTHERLY AND WESTERLY LINE BEING BOUNDED BY CHURCH PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ARTHANGER KOON, JR. BY DEED DATED SEPTEMBER 23, 1994 AND RECORDED BOOK 9475 PAGE 245IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY

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 **AUGUST 5, 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 **AUGUST 5, 2005**

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$44,806.06**
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this 5TH day of AUGUST, 2005.

Notary Public

My Commission Expires: 3-21-09

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2009

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