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This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 71-15 PARCEL 461
1204 LISCHEY AVE.,
NASHVILLE, TENNESSEE 37207

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: 01/17/06 10:53 2 pgs
Fees:12.00 Taxes:0.00
20060117-0005993

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MAY 31, 1995, RICHARD P. SIMS** was named Trustee in a Deed of Trust of even date executed by **TAMMY S. HUNTER AND LAURA J. EVANS, BOTH UNMARRIED**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$55,521.00**, principal and interest at **7.4000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 9692 PAGE 751** 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 NO. 20051122-0141122 AND RE-RECORDED IN INSTRUMENT NO. 20051209-0147961** 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: **DECEMBER 1, 2005/DECEMBER 8, 2005/DECEMBER 15, 2005** in **NASHVILLE RECORD**, a newspaper of general circulation 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, JANUARY 13, 2006, 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, **I. DYKE TATUM**, 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 $57,605.25

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:

BEING THE NORTH 10 FEET OF LOT NO. 28 AND THE SOUTHERLY 41 FEET OF LOT NO. 29 ON THE MAP OF SHARPE & HORN'S FIRST ADDITION TO NORTHEAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 51 FEET ON THE WESTERLY SIDE OF LISCHEY AVENUE OR NORTH 4TH STREET AND RUN BACK BETWEEN PARALLEL LINES 160 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TAMMY S. HUNTER AND LAURA J. EVANS, BOTH UNMARRIED BY WARRANTY DEED DATED MAY 31, 1995 AND RECORDED IN BOOK 9692, PAGE 748, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO TAMMY HUNTER CAPLES BY QUITCLAIM DEED FROM RODNEY J. CAPLES DATED MAY 9, 2003 AND RECORDED IN INSTRUMENT NO. 20030512-0063190, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 **JANUARY 13, 2006**

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 13, 2006**

Notary Public

My Commission Expires: 3-21-09



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $57,605.25
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this 13TH day of JANUARY 2006.

Notary Public

My Commission Expires: 3-21-09



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