This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 041 07 0 021.00
1240 BELL GRIMES LANE
NASHVILLE, TN 37207

"EXEMPT TRANSACTION, GOVERNMENTAL AGENCY IS HOLDER OF INDEBTEDNESS."

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

Davidson County DEEDTRS
Recvd: 10/08/07 15:04 2 pgs
Fees:12.00 Taxes:0.00
20071008-0119850

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 23, 2003, ESCROW CORPORATION** was named Trustee in a Deed of Trust of even date executed by **GARY NICHOLSON, UNMARRIED**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$106,422.00**, principal and interest at **6.25000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20030425-0055952** 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. 20060425-0046863** 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: **SEPTEMBER 7, 2007/ SEPTEMBER 14, 2007/ SEPTEMBER 21, 2007** in **NASHVILLE BUSINESS JOURNAL**, 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, OCTOBER 5, 2007, AT 11:00 A.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **I. DYKE TATUM**, individually or by and through his agent, 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 **$ 106,851.68**

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 LOT NO. 2 OF THE R.R. MINCY LAND, BEING A RESUBDIVISION OF PART OF LOT NO. 3 OF THE K.J. MORRIS LANDS, OF RECORD IN BOOK 57, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY PREPARED BY WILLIAM COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, DATED JUNE 2, 1959, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BELL GRIMES LANE, BEING 67 FEET EAST OF THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO W.E. BATEY, ET UX, BY DEED FROM HENRY T. BEASLEY, JR., ET UX, OF RECORD IN BOOK 2904, PAGE 45, SAID REGISTER'S OFFICE; THENCE NORTHERLY 206.73 FEET TO A POINT; THENCE SOUTH 83 DEGREES 06 MINUTES EAST 67.2 FEET TO A POINT; THENCE SOUTH 3 DEGREES 8 MINUTES WEST 205.35 FEET TO A POINT IN THE NORTHERLY MARGIN OF BELL GRIMES LANE; THENCE WITH SAID MARGIN NORTH 86 DEGREES 04 MINUTES WEST 67 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY NICHOLSON BY DEED DATED APRIL 23, 2003 OF RECORD IN INSTRUMENT NO. 20030425-0055951, IN THE REGISTER'S OFFICE OF 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 **OCTOBER 5, 2007.**

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 **OCTOBER 5, 2007.**

Notary Public

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2008

My Commission Expires: 3-21-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $106,851.68
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **5TH day of OCTOBER, 2007.**

Notary Public

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires March 21, 2008

My Commission Expires: 3-21-08

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