This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 150 02 0 188.00
3138 JUSTIN TOWNE COURT
ANTIOCH, TENNESSEE 37013

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: 11/17/08 13:11 2 pgs
Fees:12.00 Taxes:0.00

20081117-0113226

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 19, 2006, RONALD M. HARKAVY** was named Trustee in a Deed of Trust of even date executed by **GERALD H STODDARD AND TINA A STODDARD, HUSBAND AND WIFE,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$82,265.00**, principal and interest at **5.50000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20061023-0131091,** 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. 20080220-0016317,** 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 19, 2008/ SEPTEMBER 26, 2008/ OCTOBER 3, 2008** in **DAVIDSON A.M.**, 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, NOVEMBER 14, 2008, 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 $ 92,201.12

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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20A ON THE ZONE LOT DIVISION OF LOTS 15, 17, AND 20, JUSTIN TOWNE RESUBDIVISION OF LOTS 13 THROUGH 26, SECTION II, AS OF RECORD IN BOOK 5200, PAGE 619 AMENDING BOOK 5200, PAGE 528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY SOUTHWEST CORNER OF THE WESTERLY HALF OF LOT 20; THENCE LEAVING SAID RIGHT OF WAY NORTH 27 DEGREES 20' 23" WEST 227.55 FEET TO A POINT; THENCE SOUTH 83 DEGREES 43' 54" EAST 79.49 FEET TO A POINT; THENCE SOUTH 16 DEGREES 37' 37" EAST 95.41 FEET TO A POINT; THENCE SOUTH 6 DEGREES 18' 09" EAST 43.88 FEET TO A POINT; THENCE SOUTH 11 DEGREES 08' 55" EAST 55.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF JUSTIN TOWNE COURT; THENCE WITH SAID MARGIN ALONG A CURVE 17.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,770 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GERALD H. STODDARD AND WIFE, TINA A. STODDARD BY DEED DATED OCTOBER 19, 2006 OF RECORD IN INSTRUMENT NO. 20061023-0131090 AND RE-RECORDED IN INSTRUMENT NO. 20070122-0008351 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3138 JUSTIN TOWNE COURT, ANTIOCH, TENNESSEE 37013.

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 **NOVEMBER 14, 2008.**

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 **NOVEMBER 14, 2008.**

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 $ [illegible]
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **14TH day of NOVEMBER, 2008.**

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