This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 059 06 0 017.00
4126 AMES COURT
NASHVILLE TENNESSEE 37218

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: 01/26/09 13:26 3 pgs
Fees:17.00 Taxes:0.00
20090126-0006658

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 11, 2001, EMMETT JAMES HOUSE AND BILL R. MCLAUGHLIN** was named Trustee in a Deed of Trust of even date executed by **RICKY L MOORE, AN UNMARRIED PERSON**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$99,200.00**, principal and interest at **6.90000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20010918-0101053,** 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. 20080627-0066374,** 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: **DECEMBER 26, 2008/ JANUARY 2, 2009/JANUARY 9, 2009** 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, JANUARY 23, 2009, AT 3:00 P.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, **J. PHILLIP JONES**, 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 $113,877.41

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 57 ON THE PLAN OF BUENA VISTA ESTATES, SECTION 2, OF RECORD IN PLAT BOOK 4175, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RICKY L. MOORE, AN UNMARRIED PERSON BY DEED DATED SEPTEMBER 11, 2001 OF RECORD IN INSTRUMENT NO. 20010918-0101052 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS SALE IS SUBJECT TO THE INTERNAL REVENUE SERVICE DEPARTMENT OF REVENUE REDEMPTION PERIOD.

THIS IS IMPROVED PROPERTY KNOWN AS 4126 AMES COURT, NASHVILLE, TENNESSEE 37218.

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 **JANUARY 23, 2009.**

Mgr Substitute Trustee

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 **JANUARY 23, 2009.**

Melissa Biddle

Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 113,877.41
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **23RD day of JANUARY, 2009.**

Melissa Biddle

Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2 2011

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

Law Offices
of
J. PHILLIP JONES
Suite C-205, Nashville House
One Vantage Way
Nashville, TN 37228

J. Phillip Jones
Ben H. Thomas

Phone (615)254-4430
Fax (615) 254-4671

December 15, 2008

HAND DELIVERED

Department of the Treasury
Internal Revenue Service
Special Procedures
2nd Floor, U.S. Courthouse
801 Broadway
Nashville, TN 37203

Re:	Borrower/Taxpayer:	**MOORE, RICKY L**
	Tax ID No.:	**XXX-XX-5598**
	Serial No.	**474677108**
	Foreclosure Sale Date:	**JANUARY 23, 2009**
	Property:	**4126 Ames Court** **Nashville, TN 37218**

Dear Sir or Madam:

This will serve as notification to the Department of the Treasury/Internal Revenue Service that real property and improvements which are affected by a Federal Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, JANUARY 23, 2009, AT 3:00 P.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTOIRC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the Federal Tax Lien;
2. Copy of the Deed of Trust being foreclosed;
3. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$112,153.76**. This amount includes an unpaid principal balance of **$92,045.55**, plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$20,108.21**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,
LAW OFFICES OF J. PHILLIP JONES

J. Phillip Jones
Attorney at Law

JPJ/mb
Enclosures

RECEIVED BY: Hillary Hewitt

DATE: 12-19-08