This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 091 10 0 303.00
515 HEMSTEAD STREET
NASHVILLE, TENNESSEE 37209

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

BILL GARRETT, Davidson County
Trans:T20090022623 DEEDTRS
Recvd: 04/06/09 10:14 2 pgs
Fees:12.00 Taxes:0.00
20090406-0031055

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 20, 2005, CHARLES E. TONKIN, II,** was named Trustee in a Deed of Trust of even date executed by **ROBBIN MARIE SIMMONS, UNMARRIED**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$84,364.00**, principal and interest at **5.99000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20051028-0130314,** 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. 20090209-0011244,** 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: **FEBRUARY 20, 2009/ FEBRUARY 27, 2009/MARCH 6, 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, APRIL 3, 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 $ 87,276.11

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 LOT NO. 26 ON THE PLAN OF URBANDALE, SECTION ONE, OF RECORD IN BOOK 1835 PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

INCLUDED IN THE ABOVE CONVEYANCE BUT EXPRESSLY EXCLUDED IS THE FOLLOWING:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF THE PROPERTY OWNED BY R.A. BALDWIN, ET UX OF RECORD IN BOOK 2340 PAGE 426, REGISTER' S OFFICE FOR DAVIDSON COUNTY, AND BEING 13.500 METERS (44.291 FEET), MORE OR LESS, RIGHT OF RAMP D SURVEY CENTERLINE STATION 741-452.00, MORE OR LESS; THENCE SOUTH 73 DEGREES 25 MINUTES 04 SECONDS WEST ALONG THE COMMON LINE, AND BEING 26.200 METERS (85.958 FEET) MORE OR LESS, TO A POINT ON THE SOUTHWESTERN CORNER OF THE PROPERTY THE COMMON CORNER WITH PROPERTY OWNED BY R.A. BALDWIN, ET UX, WILLIE K. WHITE, JR., ET UX OF RECORD IN BOOK 4877 PAGE 763, AND E.H. LITTON, ET UX OF RECORD IN BOOK 2392 PAGE 297, AND BEING 6.00 METERS (19.685 FEET) MORE OR LESS, LEFT OF RAMP D SURVEY CENTERLINE STATION 741-470.000, MORE OR LESS; THENCE NORTH 17 DEGREES 00 MINUTES 32 SECONDS WEST ALONG THE COMMON LINE WITH E.H. LITTON, ET UX, AND BEING 14.000 METERS (45.932 FEET) MORE OR LESS, TO A POINT ON THE NORTHWESTERN CORNER OF THE PROPERTY, THE COMMON CORNER WITH PROPERTY OWNED BY E.H. LITTON, ET UX, AND SEC. OF HUD OF RECORD IN BOOK 11427, PAGE 702, AND BEING 2.500 METERS (8.202 FEET) MORE OR LESS, RIGHT OF RAMP D SURVEY CENTERLINE STATION 741+481.00, MORE OR LESS; THENCE NORTH 59 DEGREES 45 MINUTES 18 SECONDS EAST ALONG THE COMMON LINE WITH SEC. OF HUD, AND BEING 12.000 METERS (39.370 FEET), MORE OR LESS, TO A POINT IN THE PROPOSED CONTROLLED ACCESS RIGHT OF WAY OF RAMP D, AND BEING 13.500 METERS (44.295 FEET) MORE OR LESS RIGHT OF RAMP D SURVEY CENTERLINE STATION 741+475.00, MORE OR LESS, THENCE SOUTH 56 DEGREES 55 MINUTES 27 SECONDS EAST ALONG THE PROPOSED CONTROLLED ACCESS RIGHT OF WAY, AND BEING 17.942 METERS (58.864 FEET) TO A POINT 13.047 METERS (42.810) RIGHT OF ACCESS RIGHT OF WAY, AND BEING 5.00 METERS (16.404 FEET) MORE OR LESS, TO A POINT OF BEGINNING, CONTAINING 295.100 SQUARE METERS (3176.000 SQUARE FEET) MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ROBBIN SIMMONS A/K/A ROBBIN MARIE SIMMONS, UNMARRIED BY DEED DATED OCTOBER 20, 2005 OF RECORD IN INSTRUMENT NO. 20051028-0130313 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 515 HEMSTEAD STREET, NASHVILLE, TENNESSEE 37209.

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 **APRIL 3, 2009.**

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 **APRIL 3, 2009.**

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 $ 87,276.11
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **3RD day of APRIL, 2009.**

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
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228