This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 082 07 0 307.00
704 MERIDIAN ST.
NASHVILLE, TN 37207

NO MORTGAGE
New Owner - Send Tax Bills:
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
P.O. BOX 846
NASHVILLE, TN 37202

BILL GARRETT, Davidson County
Trans:T20090045619 DEEDTRS
Recvd: 07/07/09 14:42 2 pgs
Fees:12.00 Taxes:0.00
20090707-0063493

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on JULY 30, 1998, GUARANTY TITLE COMPANY, was named Trustee in a Deed of Trust of even date executed by **RUBY JEWELL CHAPMAN, UNMARRIED,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$30,000.00,** principal and interest at **5.7500%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 11062, PAGE 761, AND RE-RECORDED IN INSTRUMENT NO. 20011128-0130070,** 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. 20090522-0047364,** 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: **MAY 22, 2009/ MAY 29, 2009/ JUNE 5, 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 JUNE 12, 2009 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO JUNE 26, 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,** 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 **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, P.O. BOX 846, NASHVILLE, TN 37202** , submitted the highest and best bid in the amount of **$14,764.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **METROPOLITAN DEVELOPMENT AND HOUSING 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. 62 IN VAN'S LINDSLEY'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RUBY JEWELL CHAPMAN BY DEED DATED MAY 29, 1991 OF RECORD IN BOOK 8361 PAGE 928 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RUBY JEWELL CHAPMAN DIED ON OR ABOUT APRIL 27, 2007.

THIS IS IMPROVED PROPERTY KNOWN AS 704 MERIDIAN ST., NASHVILLE, TN 37207.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **METROPOLITAN DEVELOPMENT AND HOUSING 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 **JUNE 30, 2009.**

Jones, Substitute Title

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 **JUNE 30, 2009.**

Melissa Biddle

Notary Public

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

My Commission Expires: 5/2/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$14,764.00**

Affiant

Subscribed and sworn to before me, this **30TH day of JUNE, 2009.**

Melissa Biddle

Notary Public

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

My Commission Expires: 5/2/2011