BILL GARRETT, Davidson County
Trans:T20090057122 DEEDTRS
Recvd: 08/20/09 13:30 3 pgs
Fees:18.00 Taxes:706.06
20090820-0078518

Name and Address of New Owner:
The Housing Fund, Inc.
305 11th Avenue South
Nashville, TN 37203

Send Tax Bills To:
Same

This Instrument Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

MAP/GROUP/PARCEL: **Tract I: 081 07 0 467.00 (1921 10th Ave. N., Nashville 37208)**
Tract II: 059 16 0 045.00 (Lot 34)
059 16 0 044.00 (Lot 33)
059 16 0 043.00 (Lot 32)

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 22, 2007, recorded in Instrument No.20070227-0024099, amended in Instruments No.20070730-0090025, 20080118-0006027, and 20080215-0015271, Register's Office, Davidson County, Tennessee, **Douglas Lamar Durr, married,** conveyed to Loretta Commons Owens, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 29, 2009, and recorded in Instrument No.20090702-0061992, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Davidson AM* published on Friday in *The Tennessean*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of July 24, July 31, and August 7, 2009, stating that on August 14, 2009 11:30 a.m. in the hallway just outside the entrance to the Davidson County Register of Deeds Office located inside the Sommet Center, 501 Broadway, Downtown Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry

and sold said property to The Housing Funds, Inc., its successors and assigns for $190,827.62, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, **David G. Mangum, Substitute Trustee**, do hereby bargain and sell, and by these presents transfer and convey unto the said **The Housing Fund, Inc.**, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

TRACT #1
Being Lot No. 11 on the Map showing the Subdivision of Lot No. 2 of the Thomas Woodard Subdivision, as of record in Plan Book 2, page 104, Chancery Court.

Said Lot fronts 50 feet on the west side of 10th Avenue, North, formerly Maple Street, and runs back between parallel lines, 170 feet to the easterly side of Owen Street.

DEED REFERENCE:
BEING the same property conveyed to Douglas Lamar Durr, herein by Warranty deed dated 28th day of November, 2006, of record at 20061201-0148410, Register's Office for Davidson County, Tennessee.

TRACT #2:
Being Lots 32, 33 and 34 on the J.B. Haynie's Cleveland Pan of record in Book 161, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

DEED REFERENCE:
BEING the same property conveyed to Douglas Lamar Durr by Warranty Deed dated December 11, 2006, of record as Instrument No.20061212-0153108, Register's Office for Davidson County, Tennessee.

This description was taken from the Deed of Trust of record in Instrument No.20070227-0024099 and also from Third Amendment to Deed of Trust of record in Instrument No.20080215-0015271, said Register's Office.

TAX MAP-PARCEL NO.: Tract #1: 081 07 0 467.00
PROPERTY ADDRESS: 1921 10th Avenue North, Nashville, TN
TAX MAP-PARCEL NO.: Tract #2: 059 16 0 045.00 (Lot 34)
059 16 0 044.00 (Lot 33)
059 16 0 043.00 (Lot 32)
PROPERTY ADDRESS: 2520, 2522, 2524 Grover St., Nashville, TN
as shown on the tax maps for the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 20th day of August, 2009.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Mangum, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 20th day of August, 2009.

Kay E. Farmer
Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-24-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, ~~whichever is greater~~, for this transfer is $190,827.62.

Affiant

Subscribed and sworn before me, this 20th day of August, 2009.

Kay E. Farmer
Notary Public

KAY E. FARMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-24-2010

File #66946