This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
**PARCEL ID# 095 08 0 189.00**
**2551 WOODBERRY DR.**
**NASHVILLE, TN 37214**

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:T20090057980 DEEDTRS
Recvd: 08/25/09 08:43 2 pgs
Fees:12.00 Taxes:0.00
20090825-0079754

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 23, 2006, DENNIE R. MARSHALL** was named Trustee in a Deed of Trust of even date executed by **TINA R. MCCARTY, AN UNMARRIED WOMAN**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$126,514.00**, principal and interest at **6.40000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060626-0075770** 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. 20090717-0066904** 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: **JULY 31, 2009/AUGUST 7, 2009/AUGUST 14, 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, AUGUST 21, 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 $134,329.24

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 "A" ON THE PLAN OF WOODBERRY PARK, SECTION II, AS OF RECORD IN BOOK 2330, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE SOUTH MARGIN OF WOODBERRY DRIVE, AT THE CORNER OF LOTS 72 AND "A" THENCE, WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTWARDLY 86.4 FEET TO THE NORTH CORNER OF A TRIANGULAR TRACT MARKED "X", THENCE WITH THE LINE BETWEEN LOTS "A" AND "X", SOUTHEASTWARDLY 105.9 FEET TO A POINT; THENCE, NORTH 55 DEGREES 13 MINUTES EAST 90 FEET TO A POINT IN THE SOUTHWEST MARGIN OF A 50 FOOT STREET OR ROAD; THENCE WITH THE MARGIN OF THE SAME, NORTHWESTWARDLY 176.1 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, WESTWARDLY 39.8 FEET TO A POINT IN THE SOUTH MARGIN OF WOODBERRY DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTWARDLY 76.4 FEET TO THE BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO TINA R. MCCARTY, AN UNMARRIED WOMAN BY DEED DATED JUNE 23, 2006 OF RECORD IN INSTRUMENT NO. 20060626-0075769 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 2551 WOODBERRY DR., NASHVILLE, TN 37214.**

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 **AUGUST 21, 2009.**

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 **AUGUST 21, 2009.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 134,329.24
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **21ST day of AUGUST, 2009.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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