This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 053 03 0 255.00
1405 BIRDSALL STREET
OLD HICKORY, TN 37138

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
c/o PYRAMID REAL ESTATE SERVICES
616 MARRIOTT DRIVE, SUITE 300
NASHVILLE, TN 37214

BILL GARRETT, Davidson County
Trans:T20100016762 DEEDTRS
Recvd: 03/23/10 08:29 2 pgs
Fees:12.00 Taxes:0.00
20100323-0021547

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 6, 2007**, **RINEY TITLE & ESCROW LLC** was named Trustee in a Deed of Trust of even date executed by **MARY MCMURTRY (A/K/A MARY T. MCMURTRY, A/K/A MARY FRANCES MCMURTRY), A SINGLE PERSON**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$109,112.00**, principal and interest at **6.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070612-0070282**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. 20100114-0003571**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: **JANUARY 22, 2010/JANUARY 29, 2010/FEBRUARY 5, 2010** 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 and public announcement on **FRIDAY, FEBRUARY 19, 2010 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 **CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, MS 314, O'FALLON, MISSOURI 63308**, submitted the highest and best bid in the amount of $87,424.97.

WHEREAS, **CITIMORTGAGE, INC.**, has assigned its bid in said property to **SECRETARY OF HOUSING AND URBAN DEVELOPMENT, c/o PYRAMID REAL ESTATE SERVICES**, his successors and assigns; and

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **SECRETARY OF HOUSING AND URBAN DEVELOPMENT, c/o PYRAMID REAL ESTATE SERVICES**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING PARTS OF LOT NOS. 174 AND 175, IN SECTION "B" VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING WITH AN IRON PIN AT THE SOUTHWEST CORNER OF LOT NO. 173; THENCE SOUTH 0° 50' WEST 30 FEET ALONG THE WEST PROPERTY LINE OF LOT NO. 174, TO AN IRON PIN WHICH IS THE POINT OF BEGINNING AND RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES; 80° 06' EAST 88.5 FEET TO AN IRON PIN; THENCE SOUTH 0° 43' WEST 94 FEET TO AN IRON PIN; THENCE NORTH 89° 06' WEST 89 FEET TO AN IRON PIN; THENCE NORTH 0° 50' EAST 94 FEET TO AN IRON PIN, THE POINT OF BEGINNING, CONTAINING 0.19 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. MCMURTRY AND WIFE, MARY T. MCMURTRY (A/K/A MARY MCMURTRY A/K/A MARY FRANCES MCMURTRY), BY DEED DATED JANUARY 21, 1972, OF RECORD IN BOOK 4574, PAGE 438, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID JOHN L. MCMURTRY HAVING DIED ON OR ABOUT APRIL 4, 2006, LEAVING MARY T. MCMURTRY (A/K/A MARY MCMURTRY A/K/A MARY FRANCES MCMURTRY) AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS IS IMPROVED PROPERTY KNOWN AS 1405 BIRDSALL STREET, OLD HICKORY, TENNESSEE 37138.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **SECRETARY OF HOUSING AND URBAN DEVELOPMENT, c/o PYRAMID REAL ESTATE SERVICES** 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 **FEBRUARY 19, 2010.**

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 **FEBRUARY 19, 2010.**

Elizabeth P. Guye
Notary Public

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 1/21/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $127,424.97
SECRETARY OF HOUSING AND URBAN DEVELOPMENT c/o PYRAMID REAL ESTATE SERVICES IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **19TH day of FEBRUARY, 2010.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

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

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County