This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 050 14 0 104.00
3235 SPEARS ROAD
NASHVILLE, TN 37207

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:T20100028350 DEEDTRS
Recvd: 05/11/10 14:36 2 pgs
Fees:12.00 Taxes:0.00
20100511-0036265

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 29, 2004, DANIEL W. SMALL** was named Trustee in a Deed of Trust of even date executed by **TAMEKA SPEARS (A/K/A TAMEKA D. SPEARS, A/K/A TAMEKA DANIELLE SPEARS, A/K/A TAMEKA PILLOW), UNMARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$104,139.00,** principal and interest at **5.10000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20041012-0122920** 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. 20090506-0041439** 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: **MARCH 26, 2010/APRIL 2, 2010/APRIL 9, 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 on **FRIDAY, APRIL 30, 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 **TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY, SUITE 1114, NASHVILLE, TENNESSEE 37243-0900,** submitted the highest and best bid in the amount of $107,433.54

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:

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

BEING LOT NO. 398 ON THE PLAN OF PARKWOOD ESTATES, SECTION II, AS OF RECORD IN BOOK 3300, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 398 FRONTS 75 FEET ON THE NORTHWESTERLY MARGIN OF SPEARS ROAD AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE IN THE REAR MEASURING 75 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIPTION IS A PARCEL OF LAND CONVEYED BY BOBBY EARL MOODY AND WIFE, BERTHA TO METROPOLITAN GOVERNMENT OF NASHVILLE IN BOOK 4811, PAGE 750, AND DESCRIBED TO WIT: BEGINNING AT A POINT WHERE THE LOT LINE BETWEEN LOTS NOS. 398 AND 399 INTERSECTS THE PRESENT SOUTHERLY MARGIN OF BRILEY PARKWAY; THENCE SOUTH 71 DEGREES 03' 38" WEST 75 FEET ALONG SAID MARGIN OF BRILEY PARKWAY TO A POINT; THENCE SOUTH 18 DEGREES 56' 22" EAST 10 FEET ALONG THE LOT LINE BETWEEN LOTS NOS. 397 AND 398 TO A POINT; THENCE NORTH 63 DEGREES 28' 38" EAST 75.66 FEET ALONG THE NEW RELOCATED SOUTHERLY MARGIN OF BRILEY PARKWAY TO THE POINT OF BEGINNING, BEING TRIANGULAR IN SHAPE AND CONTAINING 0.009 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TAMEKA D. SPEARS (A/K/A TAMEKA SPEARS A/K/A TAMEKA DANIELLE SPEARS A/K/A TAMEKA PILLOW), UNMARRIED, BY DEED DATED SEPTEMBER 29, 2004, OF RECORD IN INSTRUMENT NO. 20041012-0122919, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3235 SPEARS ROAD, NASHVILLE, TENNESSEE, 37207.

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 30, 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 **APRIL 30, 2010.**

Notary Public

My Commission Expires: 3-4-13

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 107,433.54
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **30TH day of APRIL, 2010.**

Notary Public

My Commission Expires: 3-4-13

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

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