This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 052 13 0B 399.00
3188 PENN MEADE WAY
NASHVILLE, TENNESSEE 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:T20100058981 DEEDTRS
Recvd: 09/20/10 12:28 2 pgs
Fees:12.00 Taxes:0.00
20100920-0074589

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MAY 26, 2006, RONALD P. IMBRECHT,** was named Trustee in a Deed of Trust of even date executed by **BRUCE D. DANIELS (A/K/A BRUCE DANIELS, A/K/A BRUCE DEVON DANIELS), MARRIED (JOINED BY HIS WIFE, LADONNA DANIELS)** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$112,806.00,** principal and interest at **5.30000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060531-0064012,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20100714-0055150** 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: **AUGUST 13, 2010/ AUGUST 20, 2010/ AUGUST 27, 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, SEPTEMBER 17, 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 $116,535.68

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:

BEING LOT 14 ON THE PLAN OF RIVER GLEN PHASE 6, OF RECORD IN INSTRUMENT #20050602-0062805AND A PART OF THE HORIZONTAL PROPERTY REGIME OF RIVER GLEN, A HORIZONTAL PROPERTY REGIME CREATED UNDER A MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7566, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RIVER GLEN PHASE 6 IS SUBMITTED BY DECLARATION OF SUBMISSION OF RECORD AS INSTRUMENT #20050713-0081132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO MASTER DEED FOR RIVER GLEN, A HORIZONTAL PROPERTY REGIME, AS OF RECORD IN BOOK 7566, PAGE 571, AND BY-LAWS OF RIVER GLEN HOMEOWNER'S ASSOCIATION ATTACHED THERETO, AS AMENDED BY INSTRUMENT #20040915-0111299, AND AS RIVER GLEN PHASE 6 IS SUBMITTED BY DECLARATION OF SUBMISSION OF RECORD AS INSTRUMENT #20050713-0081132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO WATER AND SANITARY SEWER EASEMENTS OF RECORD IN BOOK 7061, PAGE 196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL MATTERS APPEARING ON PLANS OF RECORD IN PLAT BOOK 6900, PAGE 650, 651, AND PAGE 671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT #20010816-0088874, SAID REGISTER'S OFFICE.

SUBJECT TO RIGHTS OF OTHERS IN AND TO THE COMMON AREAS AND/OR ELEMENTS OF RIVER GLEN.

SUBJECT TO LIEN FOR SPECIAL ASSESSMENTS AS CONTAINED IN THE RESTRICTIONS.

SUBJECT TO EASEMENTS OF RECORD IN BOOK 7296, PAGE 484; BOOK 11030, PAGE 731; AND BOOK 3961, PAGE 681, SAID REGISTER'S OFFICE.

SUBJECT TO CONVEYANCE OF COMMON AREAS TO RIVER GLEN HOMEOWNER'S ASSOCIATION, INC. OF RECORD IN INSTRUMENT #20031126-0171892 AND #20041217-0150273, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO BRUCE D. DANIELS, MARRIED, BY SPECIAL WARRANTY DEED DATED MAY 26, 2006, OF RECORD IN INSTRUMENT NO. 20060531-0064011, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE UCC FIXTURE FILING OF RECORD IN INSTRUMENT NO. 20090611-0054069.

THIS IS IMPROVED PROPERTY KNOWN AS 3188 PENN MEADE WAY, NASHVILLE, TENNESSEE 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 **SEPTEMBER 17, 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 **SEPTEMBER 17, 2010.**

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 $ 116,535.68
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **17TH day of SEPTEMBER, 2010.**

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