This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID# 148 12 0 147.00
4668 FANNING DRIVE
ANTIOCH, TENNESSEE 37013

NO MORTGAGE
New Owner - Send Tax Bills:
***SECRETARY OF HOUSING**
AND URBAN DEVELOPMENT
C/O MICHAELSON, CONNOR & BOUL
4400 WILL ROGERS PKWY, SUITE 300
OKLAHOMA CITY, OK 73108

BILL GARRETT, Davidson County
Trans:T20110076879 DEEDTRS
Recvd: 12/06/11 08:51 2 pgs
Fees:12.00 Taxes:0.00
20111206-0094902

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 16, 1998, DANIEL W. SMALL** was named Trustee in a Deed of Trust of even date executed by **JOHN M. JOHNS (A/K/A JOHN MASON JOHNS, JR.) AND SONYA L. JOHNS (A/K/A SONYA LUCILLE JOHNS), HUSBAND AND WIFE** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$91,616.00** principal and interest at **6.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 11170, PAGE 612** 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. 20110909-0070187** 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: **SEPTEMBER 16, 2011/ SEPTEMBER 23, 2011/ SEPTEMBER 30, 2011** 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, NOVEMBER 4, 2011 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**, 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.**, submitted the highest and best bid in the amount of $ 83,695.51

WHEREAS, **CITIMORTGAGE, INC.**, has assigned its bid in said property to ***SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., ITS SUCCESSORS AND/OR ASSIGNS OF OKLAHOMA CITY, OKLAHOMA,** 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 OF WASHINGTON, D.C., ITS SUCCESSORS AND/OR ASSIGNS OF OKLAHOMA CITY, OKLAHOMA,** 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 NO. 141, SECTION SIX ON THE PLAN OF HAZELWOOD OF RECORD IN PLAT BOOK 3842, PAGE 103, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. JOHNS AND SONYA L. JOHNS, HUSBAND AND WIFE, BY DEED DATED APRIL 25, 1997 OF RECORD IN BOOK 10434, PAGE 529, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4668 FANNING DRIVE, ANTIOCH, TENNESSEE 37013.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to ***SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., ITS SUCCESSORS AND/OR ASSIGNS OF OKLAHOMA CITY, OKLAHOMA,** 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 **NOVEMBER 4, 2011.**

J. Phillip Jones 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 **NOVEMBER 4, 2011.**

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 $ 83,695.51
SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **4th day of NOVEMBER, 2011.**

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
1800 HAYES STREET
NASHVILLE, TN 37203