BILL GARRETT, Davidson County
Trans: T20110079837 DEEDTRS
Recvd: 12/16/11 14:17 2 pgs
Fees: 12.00 Taxes: 0.00
20111216-0098317

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 172 04 0A 025.00
1233 BRENTWOOD HIGHLANDS DRIVE
NASHVILLE, TENNESSEE 37211

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MAY 22, 2003, CHARLES PATRICK FLYNN** was named Trustee in a Deed of Trust of even date executed by **ANGELIA PORTER (A/K/A ANGELIA B. PORTER), AN UNMARRIED WOMAN** conveyingto him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$192,000.00** principal and interest at **4.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20030602-0074701, AS MODIFIED IN INSTRUMENT NO. 20071228-0148388** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicablethe 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. 20100604-0043264** 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 15, 2011/JULY 22, 2011/JULY 29, 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, AUGUST 26, 2011 AT 3:00 P.M. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO SEPTEMBER 23, 2011AND BY PUBLIC ANNOUNCEMENT CONTINUED TO OCTOBER 21, 2011 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 **$258,661.41**

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:

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

BEING LOT NO. 70 ON THE PLAN OF PHASE ONE, HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HIGHLANDS) OF RECORD IN BOOK 9700, PAGE 857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS CONTAINED IN BOOK 11189, PAGE 612; BOOK 11356, PAGE 815 AND BOOK 11629, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 7461, PAGE 773, REGISTER'S OFFICE FOR SAID COUNTY.

EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 7461, PAGE 805, REGISTER'S OFFICE FOR SAID COUNTY.

EASEMENT FOR BELL SOUTH OF RECORD IN BOOK 11608, PAGE 467, REGISTER'S OFFICE FOR SAID COUNTY.

QUITCLAIM DEEDS FOR OPEN SPACE OF RECORD IN BOOK 11629, PAGE 909 AND INSTRUMENT NO. 200004070035205, REGISTER'S OFFICE FOR SAID COUNTY.

HOMEOWNERS' ASSOCIATION CHARTER OF RECORD IN BOOK 11595, PAGE 872, REGISTER'S OFFICE FOR SAID COUNTY.

BY-LAWS OF RECORD IN BOOK 11356, PAGE 840, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO ANGELIA B. PORTER, UNMARRIED, BY DEED DATED DECEMBER 6, 2000 OF RECORD IN INSTRUMENT NO. 200012220125820, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1233 BRENTWOOD HIGHLANDS DRIVE, NASHVILLE, TENNESSEE 37211.

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

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.**

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 $ 258,051.41
SECRETARY OF HOUSING AND URBAN DEVELOPMENTIS A TAX EXEMPT AGENCY.

Affiant

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

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