BILL GARRETT, Davidson County
Trans:T20120006365 DEEDTRS
Recvd: 01/26/12 15:28 2 pgs
Fees:12.00 Taxes:0.00
20120126-0007573

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 173 05 0A 228.00
1792 RED JACKET DRIVE
ANTIOCH, TENNESSEE 37013

) MORTGAGE
ew Owner - Send Tax Bills:
ENNESSEE HOUSING DEVELOPMENT AGENCY
4 JAMES ROBERTSON PARKWAY
UITE 1114
NASHVILLE, TENNESSEE 37243-0900

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 27, 2006, LARRY A. WEISSMAN,** was named Trustee in a Deed of Trust of even date executed by **JANA L. DUNCAN, UNMARRIED** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$139,011.00**, principal and interest at **5.80000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060811-0099288,** 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. 20111129-0092778** 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: **DECEMBER 9, 2011/ DECEMBER 16, 2011/ DECEMBER 23, 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 on **FRIDAY, JANUARY 20, 2012 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 $135,826.57.

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 ALL OF LOT NO. 228, ON THE PLAN OF BARNES CROSSING, PLANNED UNIT DEVELOPMENT, ACCORDING TO MASTER DEED APPEARING OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AND AMENDED IN INSTRUMENT NUMBER 20051114-0136938, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

SUBJECT TO MASTER DEED AND BY-LAWS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, IN INSTRUMENT NUMBER 20050805-0092480, AND IN INSTRUMENT NUMBER 20051114-0136938; EASEMENT TO METRO OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AND IN INSTRUMENT NUMBER 20050811-0095171; CHARTER OF HOME OWNERS ASSOCIATION INCLUDED IN MASTER DEED AS EXHIBIT B; PLANNED UNIT DEVELOPMENT BOUNDARY OF RECORD IN INSTRUMENT NUMBER 20050128-0010427; AND TO ANY AND ALL MATTERS SHOWN ON SAID MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AND AMENDED IN INSTRUMENT NUMBER 20051114-0136938; ALL OF SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JANA L. DUNCAN, UNMARRIED, HER HEIRS UNTO HEIRS AND ASSIGNS, FOREVER, BY DEED DATED JULY 27, 2006 OF RECORD IN INSTRUMENT NO. 20060811-0099287, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1792 RED JACKET DRIVE, ANTIOCH, TENNESSEE 37013.

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 **JANUARY 20, 2012.**

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**JANUARY 20, 2012.**

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 $ 135,826.57
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **20TH day of JANUARY, 2012.**

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