This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 051 01 0 013.00
924 DUE WEST AVENUE NORTH
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT AGENCY
404 JAMES ROBERTSON PARKWAY
SUITE 1114
NASHVILLE, TENNESSEE

BILL GARRETT, Davidson County
Trans: T20120096351 DEEDTRS
Recvd: 12/17/12 14:36 2 pgs
Fees: 12.00 Taxes: 0.00

20121217-0116127

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 23, 2005, FMLS, INC,** was named Trustee in a Deed of Trust of even date executed by **MATTHEW R. WILSON, A MARRIED MAN (JOINED BY WIFE, JESSICA H. WILSON),** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$94,395.00,** principal said Deed of Trust being recorded in **INSTRUMENT NO. 20050825-0101532 AND RE-RECORDED IN INSTRUMENT NO. 20051116-0138633** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20121016-0094827** 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 **NOVEMBER 2, 2012/NOVEMBER 9, 2012/NOVEMBER 16, 2012** 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, DECEMBER 7, 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 **$ 91,396.54**.

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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 19 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD, DESCRIBED ACCORDING TO A COPY OF SURVEY MADE BY H.R. SWANN, JR., ON APRIL 20TH 1947, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOTS NOS. 18 AND 19; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 590.53 FEET TO A POINT; THENCE EASTERLY 80.5 FEET TO THE CORNER OF LOTS NOS. 19 AND 20; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 573.39 FEET TO THE NORTH MARGIN OF DUE WEST AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 107.27 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE IS A PORTION OF THE ABOVE DESCRIBED PREMISES HAVING BEEN CONVEYED TO CHESTER A. LAFEVER BY DEED OF RECORD IN BOOK 8682, PAGE 687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY FIVE FEET OF LOT NO. 19 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD AND DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY H.R. SWANN, JR. SURVEYOR AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOTS NOS. 18 AND 19; THENCE NORTHERLY WITH THE LINE BETWEEN SAID LOTS 590.53 FEET TO A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED OF RECORD IN BOOK 8322, PAGE 735, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE IN EASTERLY DIRECTION WITH SAID SOUTHERLY LINE A DISTANCE OF 5 FEET TO A POINT; THENCE SOUTHERLY 589.5 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY MARGIN OF DUE WEST AVENUE; THENCE WESTERLY WITH SUCH NORTHERLY MARGIN A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW R. WILSON AND WIFE, JESSICA H. WILSON, BY DEED DATED AUGUST 23, 2005 OF RECORD IN INSTRUMENT NO. 20050825-0101531, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM JESSICA H. WILSON TO MATTHEW R. WILSON, BY QUITCLAIM DEED DATED OCTOBER 7, 2005 OF RECORD IN INSTRUMENT NO. 20051020-0126314, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 924 DUE WEST AVENUE NORTH, MADISON, TENNESSEE 37115.

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 **DECEMBER 7, 2012.**

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 **DECEMBER 7, 2012.**

Jessica Binkley
Notary Public

My Commission Expires: 10-18-16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 91,346.00
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this 7TH **day of DECEMBER, 2012.**

Jessica Binkley
Notary Public

My Commission Expires: 10-18-14

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016