This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 150 03 0 114.00
3118 JUSTIN TOWNE COURT
ANTIOCH, TENNESSEE 37013

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:T20130013191 DEEDTRS
Recvd: 02/15/13 13:36 2 pgs
Fees:12.00 Taxes:0.00
20130215-0015800

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 30, 2007, EMMETT JAMES HOUSE OR BILL R. MCLAUGHLIN,** was named Trustee in a Deed of Trust of even date executed by **ANGELA D. BRUCE (A/KA/ ANGELA BRUCE, A/K/A ANGELA DEE BRUCE, A/K/A ANGELA DEE WEIR), AN UNMARRIED WOMAN** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$77,900.00**, principal said Deed of Trust being recorded in **INSTRUMENT NO. 20070504-0053870** 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. 20120517-0042886** 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 6, 2012/ DECEMBER 13, 2012/ DECEMBER 20, 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, JANUARY 4, 2013 AT 3:00 P.M. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, FEBRUARY 8, 2013 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 **$ 30,000.00 .**

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 NO. 27A ON THE PLAN OF JUSTIN TOWNE, SECTION II, AS OF RECORD IN BOOK 5200, PAGE 459, AND AMENDED IN BOOK 5200, PAGE 535 AND 536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY OF JUSTIN TOWNE COURT, SAID POINT BEING THE SOUTHEAST CORNER OF THE WESTERLY HALF OF LOT NO. 27; THENCE WITH THE NORTHERLY RIGHT OF WAY NORTH 84 DEGREES 10 MINUTES 00 SECONDS WEST 26.10 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY NORTH 5 DEGREES 50 MINUTES 00 SECONDS EAST 200.92 FEET TO A POINT; THENCE SOUTH 83 DEGREES 43 MINUTES 54 SECONDS EAST 26.10 FEET TO A POINT; THENCE SOUTH 5 DEGREES 12 MINUTES 58 SECONDS WEST 88.90 FEET; THENCE SOUTH 6 DEGREES 17 MINUTES 06 SECONDS WEST 47.83 FEET TO A POINT; THENCE SOUTH 6 DEGREES 21 MINUTES 13 SECONDS WEST 64 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,339 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ANGELA BRUCE, BY DEED DATED APRIL 30, 2007 OF RECORD IN INSTRUMENT NO. 20070504-0053869, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3118 JUSTIN TOWNE COURT, 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 **FEBRUARY 8, 2013.**

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 **FEBRUARY 8, 2013.**

Notary Public

My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 30,000.00
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

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

Subscribed and sworn to before me, this **8TH day of FEBRUARY, 2013.**

Notary Public

My Commission Expires: 10-18-16

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