This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 059 16 0 186.00
2841 OLD MATTHEWS ROAD
NASHVILLE, TENNESSEE 37207
A/K/A 2841 OLD MATHEWS RD.
NASHVILLE, TN 37207

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:T20130061941 DEEDTRS
Recvd: 07/19/13 15:47 2 pgs
Fees:12.00 Taxes:0.00
20130719-0075183

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 19, 2002**, **EMMETT JAMES HOUSE AND BILL R. MCLAUGHLIN** were named Trustee in a Deed of Trust of even date executed **NANCIA M. COLLIER, AN UNMARRIED PERSON**, conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$69,121.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20020530-0065483** 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. 20050805-0092800** 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: **APRIL 19, 2013/ APRIL 26, 2013/ MAY 3, 2013** 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, MAY 31, 2013 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, JULY 12, 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 $ 56,550.00

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 A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE WEST MARGIN OF OLD MATTHEWS ROAD, FORMERLY MANILA STREET, APPROXIMATELY 650.00 FEET NORTH OF THE INTERSECTION OF OLD MATTHEWS ROAD AND CHRIS STREET. SAID PARCEL BEING LOT 14 OF HICKORY HEIGHTS, NOT OF RECORD, BY Z.J. WILKINSON, DATED MAY 22ND, 1948 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE WESTERLY RIGHT OF WAY OF OLD MATTHEWS ROAD, SAID PIN BEING THE NORTHEAST CORNER OF LOT 13 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT, THENCE, LEAVING OLD MATTHEWS ROAD WITH THE NORTH LINE OF LOT 13, NORTH 84 DEGREES 06 MINUTES 58 SECONDS WEST, 150.00 FEET TO AN IRON PIN (OLD);

THENCE, WITH THE EAST LINE OF LOT 32, NORTH 06 DEGREES 16 MINUTES 31 SECONDS EAST, 50.00 FEET TO AN IRON PIN (OLD), SAID PIN BEING THE NORTHWEST CORNER OF SUBJECT LOT AND THE SOUTHWEST CORNER OF PROPERTY OWNED BY JEFFREY VAUGHN, DEED BOOK 9538 PAGE 272, R.O.D.C.;

THENCE, WITH THE SOUTH LINE OF VAUGHN, SOUTH 84 DEGREES 06 MINUTES 58 SECONDS EAST 150.00 FEET TO AN IRON PIPE (OLD) IN THE WESTERLY RIGHT OF WAY OF OLD MATTHEWS ROAD, SAID PIN BEING THE SOUTHEAST CORNER OF VAUGHN AND THE NORTHEAST CORNER OF SUBJECT LOT;

THENCE, SOUTH 06 DEGREES 16 MINUTES 31 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7,500 SQUARE FEET OR 0.17 ACRE, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION WAS OBTAINED FROM CRAWFORD LAND SURVEYORS, P.C. ACCORDING TO A SURVEY DATED JUNE 28, 2000 BY WILLIAM C. COCKRILL, TENN. R.L.S. NO. 1401.

BEING THE SAME PROPERTY CONVEYED TO NANCIA M. COLLIER, AN UNMARRIED WOMAN, BY WARRANTY DEED DATED APRIL 19, 2002 OF RECORD IN INSTRUMENT NO. 20020530-0065482 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20020530-0065486 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2841 OLD MATTHEWS ROAD, NASHVILLE, TENNESSEE 37207 (A/K/A 2841 OLD MATHEWS RD., NASHVILLE, TN 37207).

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 **JULY 12, 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 **JULY 12, 2013.**

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 $56,550.00
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **12TH day of JULY, 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