This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 119 03 0 021.00
106 GARWOOD DRIVE
NASHVILLE, TN 37210

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:T20130097942 DEEDTRS
Recvd: 11/18/13 14:14 2 pgs
Fees:12.00 Taxes:0.00
20131118-0118837

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 5, 2010, SCOTT K. HAYNES** was named Trustee in a Deed of Trust of even date executed by **VENUS L. MILLER (A/K/A VENUS MILLER), AN UNMARRIED WOMAN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$67,750.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20100416-0028721,** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 et seq. having been met and whereas, **J. PHILLIP JONES AND JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20130909-0095175,** 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: **OCTOBER 4, 2013/ OCTOBER 11, 2013/ OCTOBER 18, 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, NOVEMBER 15, 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 **$ 77,094.43 .**

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. 60 ON THE MAP OF MERTIE MILWEE PROPERTY, OF RECORD IN BOOK 2331, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 60 FRONTS 86 FEET ON THE NORTH SIDE OF GARWOOD DRIVE AND RUNS BACK BETWEEN LINES, 179.7 FEET ON THE WEST LINE AND 173.3 FEET ON THE EAST LINE TO A DEAD LINE AND 173.3 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR OF WHICH IT MEASURES 87 FEET.

BEING THE SAME PROPERTY CONVEYED TO VENUS L. MILLER, BY WARRANTY DEED DATED APRIL 5, 2010 OF RECORD IN INSTRUMENT NO. 20100416-0028720, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 106 GARWOOD DRIVE, NASHVILLE, TN 37210.

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 **NOVEMBER 15, 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 **NOVEMBER 15, 2013.**

Notary Public

My Commission Expires: 10-18-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 77,094.43 .
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me, this **15TH day of NOVEMBER, 2013.**

Notary Public

My Commission Expires: 10-18-14

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