This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 071 10 0 077.00
1303 BESSIE AVENUE
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT AGENCY
502 DEADERICK STREET
THIRD FLOOR
NASHVILLE, TENNESSEE 37243

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 29, 2007, RUDY TITLE** was named Trustee in a Deed of Trust of even date executed by **VINIA SHONTA MALLETT (A/K/A VINIA S. MALLETT), AN UNMARRIED WOMAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$119,900.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20070706-0080594** 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/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20130520-0050667,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **JESSICA D. BINKLEY,** 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 of **FEBRUARY 7, 2014/FEBRUARY 14, 2014/FEBRUARY 21, 2014** 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, MARCH 7, 2014 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, **JESSICA D. BINKLEY,** 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,** submitted the highest and best bid in the amount of **$ 77,350.00** .

NOW THEREFORE, in consideration of the premises, I **JESSICA D. BINKLEY,** 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 25, J.B. HAYNIE'S CUMBERLAND HEIGHTS, BLOCK F, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 170, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO VINIA SHONTA MALLETT, UNMARRIED, HER HEIRS AND ASSIGNS BY WARRANTY DEED DATED JUNE 29, 2007 OF RECORD IN INSTRUMENT NO. 20070706-0080593 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1303 BESSIE AVENUE, NASHVILLE, TENNESSEE 37207.

SEE ALSO SUBSTITUTE TRUSTEE'S DEED DATED JULY 26, 2013 OF RECORD IN INSTRUMENT NO. 20130730-0079005 AND AFFIDAVIT TO RESCIND FORECLOSURE SALE DATED OCTOBER 18, 2013 OF RECORD IN INSTRUMENT NO. 20131021-0109608, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20140016776 DEEDTRS
Recvd: 03/12/14 12:46 2 pgs
Fees:12.00 Taxes:0.00
20140312-0020745

I, **JESSICA D. BINKLEY**, 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 **MARCH 7, 2014.**

Jessica D. Binkley Substitute Trustee

JESSICA D. BINKLEY
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, **JESSICA D. BINKLEY**, 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 **MARCH 7, 2014.**

Notary Public

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 17, 2015

My Commission Expires: 8-17-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ **77,350.00** .
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Jessica D. Binkley
Affiant

Subscribed and sworn to before me, this **7TH day of MARCH, 2014.**

Notary Public

My Commission Expires: 8-17-15

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 17, 2015

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