This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 034 09 0 016.00
1507 MONTICELLO AVE
MADISON, TENNESSEE 37115

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

BILL GARRETT, Davidson County
Trans:T20140082992 DEEDTRS
Recvd: 11/04/14 08:42 2 pgs
Fees:12.00 Taxes:0.00
20141104-0101556

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 31, 2009, SMITH SHOLAR,** was named Trustee in a Deed of Trust of even date executed by **JORGE AQUILES CESPEDES-ABREU, UNMARRIED MAN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$99,170.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20090914-0085506,** 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 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. 20140521-0043576,** 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 of: **JUNE 13, 2014/ JUNE 20, 2014/ JUNE 27, 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 **THURSDAY, JULY 17, 2014 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, SEPTEMBER 11, 2014 AT 10:00 A.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO THURSDAY, OCTOBER 30, 2014 AT 10 A.M. IN THE AUCTION.COM ROOM AT THE SCHERMERHORN SYMPHONY CENTER, ONE SYMPHONY PLACE, 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,** submitted the highest and best bid in the amount of **$65,520.00.**

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE PLAN OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 421, PAGE 44, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESIGNATED AS TRACT NO. 5 ON THE UNRECORDED SURVEY SHOWING A DIVISION OF A PART OF LOTS NOS. 28 AND 30 OF SAID SUBDIVISION FOR CLYDE LOFTIS, MADE BY N.G. JENKINS, SURVEYOR, DATED APRIL 4, 1959, DESCRIBED AS FOLLOW ACCORDING TO SAID SURVEY.

BEGINNING AT A POINT IN THE CENTER LINE OF MONTICELLO DRIVE OR AVENUE, AT THE CORNER OF TRACTS NOS. 5 AND 6, SAID POINT BEING 315.5 FEET, MORE OR LESS, NORTH FROM THE CENTER LINE OF WEST MONTICELLO DRIVE OR AVENUE; THENCE, WITH THE LINE BETWEEN SAID TRACTS 5 AND 6, SOUTH 88 DEGREES 19 MINUTES EAST 295 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 2 DEGREES 45 MINUTES WEST 64 FEET, MORE OR LESS, TO A CORNER OF TRACT NO. 4, THENCE WITH THE LINE BETWEEN TRACTS 5 AND 4; NORTH 88 DEGREES 03 MINUTES WEST 318.9 FEET, MORE OR LESS, TO THE CENTER LINE OF MONTICELLO DRIVE OR AVENUE; THENCE WITH THE CENTER LINE OF MONTICELLO DRIVE OR AVENUE, SOUTH 31 DEGREES 20 MINUTES EAST 71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JORGE AQUILES CESPEDES-ABREU, AN UNMARRIED MAN, BY WARRANTY DEED DATED AUGUST 31, 2009, OF RECORD IN INSTRUMENT NO. 20090914-0085505, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1507 MONTICELLO AVE, 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 **OCTOBER 30, 2014.**

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 **OCTOBER 30, 2014.**

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 $65,520.00.
TENNESSEE HOUSING DEVELOPMENT AGENCY IS A TAX EXEMPT AGENCY

Affiant

Subscribed and sworn to before me this **30TH day of OCTOBER, 2014.**

Notary Public
My Commission Expires: 10.18.16

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

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