This instrument prepared by:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
FILE BOX "7"

NEW OWNER

ROY S. JONES et ux
420 Atlas Drive
Nashville, TN 37211

SEND TAX BILLS TO

S A M E

119-13-238

Instr:20000224001816?? Page: 1 OF 2
REC'D FOR REC 02/24/2000 12:26:47PM
RECORD FEE: $11.13
M. TAX: $0.00 T. TAX: $233.34

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 31st day of MARCH, 19 93, RICK M. JOHNSON and AMANDA J. McCLENDON was named Trustee in a Deed of Trust of even date executed by PATRICK A. CHADWICK conveying to them, as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 63,000.00, principal and interest at 9% per annum on the unpaid principal balance, said Deed of Trust being recorded in Book 8908, page 480, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, SATURN AND MAZER TITLE SERVICE,S INC. was appointed Substitute Trustee by instrument dated DECEMBER 21, 1999 and recorded on JANUARY 12, 2000 in the Register's Office for Davidson County, Tennessee in Instrument 20000112004383 and

WHEREAS, I, SATURN AND MAZER TITLE SERVICES, INC., 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: JANUARY 27, FEBRUARY 3, and FEBRUARY 10, ~~19~~ 2000, in The Nashville Record, a newspaper published 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 FEBRUARY 16, 2000, at 12:00 Noon, at the south door of the Courthouse in Davidson County, Tennessee, I, 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 hereinabove mentioned equities as provided in said Deed of Trust, at which time ROY S. JONES and wife, CYNTHIA LYNN JONES submitted the highest and best bid in the amount of $ 63,065.51.

NOW THEREFORE, in consideration of the premises, I, SATURN AND MAZER TITLE SERVICES, INC., Substitute Trustee, do hereby sell, transfer and convey to ROY S. JONES and wife, CYNTHIA LYNN JONES, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

**LAND in Davidson County, Tennessee being only Lot No. 107 on the Plan of College Heights as of record in Plan Book 332, page 19, Register's Office for Davidosn County, Tennessee.**

**SAID Lot No. 107 fronts 50 feet on the south side of Radnor Street and runs back southwardly 169 feet to an alley.**

**BEING the same property conveyed to Ella Miller by deed from Patrick D. Chadwick and wife, Chasity Chadwick by deed of record in Book 10241, page 535, and the same property conveyed to Patrick D. Chadwick by deed from Roy S. Jones and wife, Cynthia Lynn Jones of record in Book 8908, page 477, all of the Register's Office for Davidson County, Tennessee.**

I, SATURN AND MAZER TITLE SERVICES, INC., Substitute Trustee, convey to ROY S. JONES and wife, CYNTHIA LYNN JONES, 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 hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 22nd day of FEBRUARY, ~~1988~~ 2000.

ALN L. SATURN Substitute Trustee
SATURN AND MAZER TITLE SERVICES, INC.

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 **ALAN L. SATURN, Substitute Trustee**, the bargainor, 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 Nashville, Tennessee, this 22nd day of FEBRUARY, ~~XXXX~~ 2000.

NOTARY PUBLIC

My Commission Expires: 9-23-2000

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $63,065.51.

Affiant

Subscribed and sworn to before me, this the 22nd day of FEBRUARY, ~~XX~~ 2000.

Notary Public

My Commission Expires: 9-23-2000

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

RETURN TO:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201