This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
TAX NUMBER 098-05-149.00
5125 HUNTERS POINT LANE
HERMITAGE, TN 37076

NO MORTGAGE
New Owner - Send Tax Bills:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. C/O US BANK N.A.
800 MORELAND AVE
OWENSBORO, KY 42304-0005

Davidson County DEEDTRS
Recvd: 04/29/05 14:48 2 pgs
Fees:13.00 Taxes:253.60
20050429-0047979

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 13, 2001, PERRONE & YOUNG** was named Trustee in a Deed of Trust of even date executed by **VICTORIA R. WALKER, AN UNMARRIED WOMAN**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$64,881.00**, principal and interest at **7.5%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT # 20010619-0064971** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, J. PHILLIP JONES, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT # 20050329-0033580** 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: **MARCH 31, 2005/ APRIL 7, 2005/ APRIL 14, 2005**, in **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 **FRIDAY, APRIL 29, 2005, at 10:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501 (ENTER THE NORTHWEST ENTRANCE NEAR 6TH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, I, J. PHILLIP JONES** 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 **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC,** 800 MORELAND AVENUE, OWENSBORO, KENTUCKY 42301-0005, submitted the highest and best bid in the amount of **$68,539.97**.

NOW THEREFORE, in consideration of the premises, I, J. PHILLIP JONES, Substitute Trustee, do hereby sell, transfer and convey to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC** 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. 49-A, ZONE LOT DIVISION LOT 49 ON THE PLAN OF HUNTERS POINT SUBDIVISION, OF RECORD IN PLAT BOOK 6250, PAGE 218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO VICTORIA WALKER, AN UNMARRIED WOMAN BY DEED DATED JUNE 13, 2001 OF RECORD IN INSTRUMENT # 20010619-0064970 IN DAVIDSON COUNTY REGISTER'S OFFICE.

I, J. PHILLIP JONES, Substitute Trustee, convey to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC** 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 **APRIL 29, 2005**

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 **APRIL 29, 2005**

Notary Public

My Commission Expires: March 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$68,539.97**.

Affiant

Subscribed and sworn to before me, this 29TH day of APRIL, 2005.

Notary Public

My Commission Expires: March 21, 2009

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228