This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 10714014800
1014 KIRBY AVE.
NASHVILLE, TENNESSEE 37217

NO MORTGAGE
New Owner - Send Tax Bills:
STEVE MICHAELS
P.O. BOX 22814
NASHVILLE, TENNESSEE 37202

PICK-UP

Davidson County DEEDTRS
Recvd: 07/14/06 15:16 2 pgs
Fees:13.00 Taxes:160.56

20060714-0085216

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 30, 1995, MATT B. MURFREE, III** was named Trustee in a Deed of Trust of even date executed by **BONNIE F. GRIFFIN, UNMARRIED**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$54,959.00**, principal and interest at **7.40000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 9721, PAGE 796 AND RECORDED IN BOOK 9761, PAGE 175** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES OR I. DYKE TATUM, EITHER OF WHOM MAY ACT**, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NUMBER 20060517-0057571** 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: **MAY 26, 2006/JUNE 2, 2006/JUNE 9, 2006** in **NASHVILLE BUSINESS JOURNAL**, 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, JULY 14, 2006, 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 SIXTH 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 **STEVE MICHAELS, P.O. BOX 22814, NASHVILLE, TENNESSEE 37202**, submitted the highest and best bid in the amount of **$43,395.00.**

NOW THEREFORE, in consideration of the premises, I, J. PHILLIP JONES, Substitute Trustee, do hereby sell, transfer and convey to **STEVE MICHAELS**, 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. 105 ON THE MAP OF MIRO MEADOWS SUBDIVISION AS OF RECORD IN PLAN BOOK 1424, PAGES 94 AND 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 105 FRONTS 70 FEET ON THE EASTERLY SIDE OF KIRBY DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 143 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO BONNIE F. GRIFFIN, UNMARRIED BY DEED DATED JUNE 30, 1995 AND RECORDED IN BOOK 9721 PAGE 793 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, J. PHILLIP JONES, Substitute Trustee, convey to **STEVE MICHAELS** 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 **JULY 14, 2006**

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 **JULY 14, 2006**

Notary Public

BEN H. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/14/2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$43,395.00**

Affiant

Subscribed and sworn to before me, this **14TH day of JULY, 2006.**

Notary Public

BEN H. THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/14/2009

RETURN TO:
J. PHILLIP JONES
TATUM & JONES, PLLC
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228