This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 070 05 0 061.00
2405 STIVERS ROAD
NASHVILLE, TENNESSEE 37218

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, N.A.
205 W. 4TH STREET SUITE 500
CINCINNATI, OH 45202

Davidson County DEEDTRS
Recvd: 03/12/07 09:35 2 pgs
Fees:13.00 Taxes:325.51



20070312-0029803

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 18, 2005**, **ELITE TITLE CO., LLC** was named Trustee in a Deed of Trust of even date executed by **AVERY BERNICE SMITH, A SINGLE WOMAN**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$92,000.00,** principal and interest at **6.6%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20050328-0032869** 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 NO. 20070213-0018401** 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: **FEBRUARY 16, 2007/ FEBRUARY 23, 2007/ MARCH 2, 2007** 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, MARCH 9, 2007, AT 2:30 P.M. AT THE FRONT DOOR (FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE IN 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 **U.S. BANK, N.A. 205 W. 4TH STREET, SUITE 500, CINCINNATI, OH 45201**, submitted the highest and best bid in the amount of $87,975.00.

NOW THEREFORE, in consideration of the premises, I, J. PHILLIP JONES, Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK, N.A.**., 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:

A CERTAIN TRACT OR PARCEL OF LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 OF THE RESUBDIVISION OF A PORTION OF LOT NO. 13 ON THE MAP OF ALPINE TERRACE LOCATED IN THE FIRST DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND RECORDED IN PLAT BOOK 421, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE RESUBDIVISION BEING OF RECORD BY INSTRUMENT NO. 20020401-0038780, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 2 BEGINNING AT AN OLD IRON PIN IN THE WESTERLY MARGIN OF STIVERS STREET AND GOING N 62 DEGREES 08 MINUTES 54 SECONDS W AND WITH THE BOUNDARY OF LELIA M. DARROW, 164.82 FEET TO AN IRON PIN SET IN THE EASTERLY MARGIN OF AN ALLEYWAY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEYWAY N 4 DEGREES E 75.15 FEET TO A SET PIN; THENCE S 62 DEGREES 08 MINUTES 54 SECONDS E 148.61 FEET TO A POINT, MARKED BY PK NAIL (SET); THENCE S 63 DEGREES 54 MINUTES 27 SECONDS E TO A PK NAIL (SET) IN THE WESTERLY MARGIN OF STIVERS STREET; THENCE WITH SAID MARGIN S 28 DEGREES W 70.16 FEET TO THE POINT OF BEGINNING, CONTAINING 12,412 SQUARE FEET.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, EASEMENTS AND RIGHT FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AVERY B. SMITH, UNMARRIED BY DEED DATED MARCH 2, 2004 AND RECORDED IN INSTRUMENT NO. 20040309-0027180 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, J. PHILLIP JONES, Substitute Trustee, convey to **U.S. BANK, N.A.** 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 9, 2007**

Subst. Trustee

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 **MARCH 9, 2007**

Dawn M.E. McMahon
Notary Public

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

My Commission Expires: NOV. 2, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 87,975.00

Affiant

Subscribed and sworn to before me, this 9TH day of MARCH 2007.

Dawn M.E. McMahon
Notary Public

My Commission Expires: NOV. 2, 2009

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

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