This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 067 00 0 102.00
5183 OLD HYDES FERRY PIKE
NASHVILLE, TN 37218

NO MORTGAGE
New Owner - Send Tax Bills:
NOVASTAR MORTGAGE, INC.
8140 WARD PARKWAY, SUITE 300
KANSAS CITY, MO 64114

Davidson County DEEDTRS
Recvd: 04/02/07 15:43 2 pgs
Fees:13.00 Taxes:134.57
20070402-0039309

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on JULY 29, 2004, SOUTHEAST TITLE OF TENNESSEE, INC., was named Trustee in a Deed of Trust of even date executed by **JOSHA C. MACKEY, AN UNMARRIED MAN,** conveying to it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$32,780.00,** principal and interest at **8.25%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20040809-0095448,** 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 NO. 20061026-0132633,** 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 9, 2007/ MARCH 16, 2007/ MARCH 23, 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 30, 2007, AT 11:00 A.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 **NOVASTAR MORTGAGE, INC., 8140 WARD PARKWAY, SUITE 300, KANSAS CITY, MO 64114,** submitted the highest and best bid in the amount of $ 360,369.18

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **NOVASTAR MORTGAGE, 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:

BEING A TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE MORE PARTICULARLY DESCRIBED ACCORDING TO SURVEY MADE BY DONALD R. CARVER, SURVEYOR, ON APRIL 14, 1973, AS FOLLOWS:

BEGINNING AT A POINT 164 FEET NORTH OF THE CENTER OF SULPHER CREEK THENCE WITH A SURVEY LINE (THE PROPERTY LINE IS THE CENTER OF SAID SULPHER CREEK) NORTH 87 DEGREES 00' WEST 187.16 FEET TO A POINT WHICH IS 170 FEET NORTHERLY FROM THE CENTER LINE OF SAID SULPHER CREEK; THENCE 12 DEGREES 58' FEET EAST 500 FEET TO A POINT; THENCE NORTH 87 DEGREES 30' WEST 75 FEET TO A POINT; THENCE NORTH 8 DEGREES 00' EAST 280 FEET TO A POINT, WHICH POINT IS SOUTH 8 DEGREES 00' WEST 21 FEET FROM THE CENTER LINE OF THE OLD ASHLAND CITY HIGHWAY NORTH 77 DEGREES 00' EAST 180 FEET TO A POINT; THENCE SOUTH 2 DEGREES 15' WEST 858.65 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSHA C. MACKEY, AN UNMARRIED MAN BY DEED DATED JULY 29, 2004 AND BEING RECORDED IN INSTRUMENT NO. 20040809-0095446 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE FIRST MORTGAGE DATED JULY 29, 2004 AND RECORDED IN INSTRUMENT NO. 20040809-0095447 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **NOVASTAR MORTGAGE, 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 MARCH 30, 2007.

J. PHILLIP JONES, Substitute 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 30, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 36,369.12

Affiant

Subscribed and sworn to before me, this 30TH 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
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228