Davidson County DEEDTRS
Recvd: 10/02/07 14:25 2 pg:
Fees:13.00 Taxes:197.95
20071002-0117478

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 095 03 0A 026.00
2258 LEBANON PIKE #26
NASHVILLE, TENNESSEE 37214

NO MORTGAGEE
New Owner - Send Tax Bills:
GLENN DAVIS
2253 MONTHEMER COVE
MOUNT JULIET, TENNESSEE 37122

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 15, 2004**, **FIRST AMERICAN TITLE COMPANY** was named Trustee in a Deed of Trust of even date executed by **MARIE JOYCE JACKSON, AN UNMARRIED WOMAN**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$57,600.00**, principal and interest at **5.3750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20041228-0152582** 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. 20070829-0103870** 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: **AUGUST 31, 2007/ SEPTEMBER 7, 2007/ SEPTEMBER 14, 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 and public announcement on **FRIDAY, SEPTEMBER 21, 2007, AT 11:00 A.M. ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, 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 **GLENN DAVIS, 2253 MONTHEMER COVE, MOUNT JULIET, TENNESSEE 37122**, submitted the highest and best bid in the amount of **$53,500.00.**

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

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS:

UNIT NO. 26 ON THE PLAN OF MAGNOLIA SQUARE CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 6685, PAGE 253, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN ON THE PLAN OF MAGNOLIA SQUARE CONDOMINIUMS APPENDED AS EXHIBIT "B" TO THE MASTER DEED OF RECORD IN BOOK 6685, PAGE 275 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM 1994-N2 TENNESSEE ASSOCIATES L.P. TO MARIE JOYCE JACKSON BY QUIT CLAIM DEED DATED JUNE 7, 1999 OF RECORD IN BOOK 11548 PAGE 227 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **GLENN DAVIS** 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 **SEPTEMBER 21, 2007.**

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 **SEPTEMBER 21, 2007.**

Melissa Biddle

Notary Public

MELISSA BIDDLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2 2011

My Commission Expires: 5/2/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$53,500.00.**

Affiant

Subscribed and sworn to before me, this 21ST day of SEPTEMBER, 2007.

Melissa Biddle

Notary Public

MELISSA BIDDLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2 2011

My Commission Expires: 5/2/2011