This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 90-16 PARCEL 274
402 GROSSE POINT COURT
NASHVILLE, TENNESSEE, 37209

NO MORTGAGEE
New Owner - Send Tax Bills:
CORNERSTONE INVESTMENTS, INC.
718 THOMPSON LANE
SUITE 108
NASHVILLE, TENNESSEE 37204

Davidson County DEEDTRS
Recvd: 11/09/07 10:33 2 pgs
Fees:13.00 Taxes:499.50
20071109-0132351

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 21, 1985, FREDERICK E. BOOKS AND GENE D. MERRILL** was named Trustee in a Deed of Trust of even date executed by **DAVID R. HICE AND WIFE PAMELA D. HICE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$57,000.00**, principal and interest at **7.25%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 6640 PAGE 619** 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. 20050406-0038004** 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: **SEPTEMBER 21, 2007/ SEPTEMBER 28, 2007/ OCTOBER 5, 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 OCTOBER 19, 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 **CORNERSTONE INVESTMENTS, INC., 718 THOMPSON LANE, SUITE 108, NASHVILLE, TENNESSEE 37204**, submitted the highest and best bid in the amount of **$62,931.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CORNERSTONE INVESTMENTS, 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. 701 ON THE PLAN OF CHARLOTTE PARK SUBDIVISON, SECTION 8 AS OF RECORD IN BOOK 2900, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 701 FRONTS 104.4 FEET ON THE BROKEN CURVING SOUTHEASTERLY MARGIN OF GROSSE POINT COURT, AND RUNS BACK BETWEEN LINES MEASURING 161.9 FEET ON THE NORTHEASTERLY LINE AND 123.4 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 79.1 FEET THEREON

BEING THAT PROPERTY CONVEYED TO DAVID R. HICE AND WIFE PAMELA D. HICE BY DEED DATED AUGUST 21, 1985 OF RECORD IN DEED BOOK 6640, PAGE 616, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO DAVID R. HICE AND WIFE PAMELA D. HICE AND ISAAC P. CONNER AND WIFE CLEDDIE J. CONNOR BY QUIT CLAIM DEED DATED 5-18-06 FROM DAVID R. HICE AND WIFE PAMELA D. HICE OF RECORD IN INSTRUMENT NO. 20060607-0067566 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO THE SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NO. 20061215-0154758 AND AFFIDAVIT TO RESCIND FORECLOSURE SALE OF RECORD IN INSTRUMENT NO. 20061227-0158671, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS SALE IS SUBJECT TO THE INTERNAL REVENUE SERVICE DEPARTMENT OF REVENUE REDEMPTION PERIOD AND TENNESSEE DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT REDEMPTION PERIOD.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CORNERSTONE INVESTMENTS, 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 **OCTOBER 26, 2007.**

Substitute Trustee

J. PHILLIP JONES 10:30 a.m.
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 **OCTOBER 26, 2007.**

Melissa Biddle
Notary Public

My Commission Expires: 5/2/2011

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$62,931.00.**

Affiant

Subscribed and sworn to before me, this **26TH day of OCTOBER, 2007.**

Melissa Biddle
Notary Public

My Commission Expires: 5/2/2011

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 135,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF NOV. 20 07
Deputy Register