This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 119 04 0 030.00
330 WIMPOLE DRIVE
NASHVILLE, TENNESSEE 37211

NO MORTGAGE
New Owner - Send Tax Bills:
JAMES DEATRICK, JR.
1285 NORTH MT. JULIET ROAD
MT. JULIET, TN 37122

Davidson County DEEDTRS
Recvd: 06/25/08 10:43 4 pgs
Fees:23.00 Taxes:245.44
20080625-0065321

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 26, 1992, JAY THOMAS HOLLAND** was named Trustee in a Deed of Trust of even date executed by **JEFFREY A. BRYANT AND WIFE, DONNA K. BRYANT**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$78,302.00**, principal and interest at **8.5%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 8663, PAGE 772,** 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. 20061219-0155975, AS RE-RECORDED IN INSTRUMENT NO. 20061228-0160329,** 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 16, 2008/ MAY 23, 2008/ MAY 30, 2008** 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, JUNE 13, 2008, 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 **JAMES DEATRICK, JR., 1285 NORTH MT. JULIET ROAD, MT. JULIET, TENNESSEE 37122**, submitted the highest and best bid in the amount of **$66,335.00.**

NOW THEREFORE, **in consideration of the premises, I, J. PHILLIP JONES, Substitute Trustee,** do hereby sell, transfer and convey to **JAMES DEATRICK, JR.**, 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 LOT NO. 57 ON THE PLAN OF GLENCLIFF ESTATES, SECTION FOUR OF RECORD IN PLAT BOOK 1835, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY A. BRYANT AND WIFE, DONNA K. BRYANT BY DEED DATED JUNE 26, 1992 OF RECORD IN BOOK 8663 PAGE 769 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE.

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

THIS IS IMPROVED PROPERTY KNOWN AS 330 WIMPOLE DRIVE, NASHVILLE, TENNESSEE 37211.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **JAMES DEATRICK, JR.,** 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 **JUNE 19, 2008.**

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 **JUNE 19, 2008.**

Melissa Biddle

Notary Public

MELISSA BIDDLE STATE OF TENNESSEE NOTARY PUBLIC 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 **$66,335.00.**

Affiant

Subscribed and sworn to before me, this **19TH day of JUNE, 2008.**

Melissa Biddle

Notary Public

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

My Commission Expires: 5/2/2011

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

May 14, 2008

J Phillip Jones
Law Offices of J. Phillip Jones
Suite C-205, Nashville House
One Vantage Way
Nashville, TN 37228

Re: Foreclosure Sale of Property Owned by: **Jeffrey A Bryant**
Entity Number: **002 410781537 / 001 621438582**

Dear Mr. Jones:

This is in reference to your letter dated May 13, 2008 concerning a foreclosure sale of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **June 13, 2008** is **$10,434.65**. (*Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale (form enclosed), and I will release the State's tax lien on the property sold.** If the sale is canceled, please advise this office with a brief explanation. I trust that this has answered your letter, but if not, please let me know.

Sincerely,

Donera Adcox, Account Tech I
Special Procedures Section
Revenue Enforcement Division

DA/enc

c: *file*

Law Offices
of
J. PHILLIP JONES
Suite C-205, Nashville House
One Vantage Way
Nashville, TN 37228

J. Phillip Jones
Ben H. Thomas

Phone (615)254-4430
Fax (615) 254-4671

May 13, 2008

HAND DELIVERED

Tennessee Department of Revenue
500 Deaderick Street
Nashville, TN 37242

Re:	Borrower/Taxpayer:	**JEFFREY A. BRYANT**
	Entity ID No.:	**002 410-78-1537**
	Foreclosure Sale Date:	**JUNE 13, 2008**
	Property:	**330 Wimpole Drive**
		Nashville, TN 37211

Dear Sir or Madam:

This will serve as notification to the Tennessee Department of Revenue that real property and improvements which are affected by a State Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, JUNE 13, 2008 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.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the State Tax Lien;
2. Copy of the Deed of Trust being foreclosed;
3. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$65,994.79**. This amount includes an unpaid principal balance of **$60,387.46** plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$5,607.33**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

LAW OFFICES OF J. PHILLIP JONES

J. Phillip Jones

JPJ/mb
Enclosures

RECEIVED BY: Eddie White

DATE: 5/14/08

Hand Delivered 5. 14. 08 10:50 AM