This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 076 09 0A 010.00
208 CANEEL COVE
HERMITAGE, TENNESSEE 37076

NO MORTGAGE
New Owner - Send Tax Bills:
PAUL J. WALWYN
P.O. BOX 1277
MADISON, TN 37116

Davidson County DEEDTRS
Recvd: 09/19/08 15:33 2 pgs
Fees:13.00 Taxes:629.00
20080919-0096010

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 18, 1996, MR. ARNOLD M. WEISS** was named Trustee in a Deed of Trust of even date executed by **ROSALIE GILL, UNMARRIED AND ROCHELLE ANDREWS AND HUSBAND, EUGENE N. ANDREWS,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$151,350.00**, principal and interest at **8.13%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 10234, PAGE 466,** 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. 20060502-0050587**, 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 1, 2008/ AUGUST 8, 2008/ AUGUST 15, 2008** in **DAVIDSON A.M.**, 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, AUGUST 29, 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 **PAUL J. WALWYN, P.O. BOX 1277, MADISON, TENNESSEE 37116**, submitted the highest and best bid in the amount of **$170,000.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **PAUL J. WALWYN,** 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, TN, BEING LOT NO. 10 ON THE PLAN OF CHANDLER GROVE OF RECORD IN PLAT BOOK 7900, PAGE 796 AND AMENDED IN BOOK 7900, PAGE 802, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROSALIE GILL AND ROCHELLE ANDREWS AND HUSBAND, EUGENE N. ANDREWS BY DEED DATED OCTOBER 18, 1996 AND RECORDED IN BOOK 10234, PAGE 463 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM ROSALIE GILL, UNMARRIED TO ROCHELLE ANDREWS AND HUSBAND EUGENE N. ANDREWS BY DEED DATED JUNE 18, 2002 AND RECORDED IN INSTRUMENT NO. 20020624-0075350 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 208 CANEEL COVE, HERMITAGE, TENNESSEE 37076.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **PAUL J. WALWYN**, 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 16, 2008**.

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 16, 2008**.

Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE NOTARY PUBLIC STATE OF TENNESSEE 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 **$170,000.00**.

Affiant

Subscribed and sworn to before me, this **16TH DAY OF SEPTEMBER, 2008.**

Notary Public

My Commission Expires: 5/2/2011

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