This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 081 06 0A 006.00
1916 ED TEMPLE BOULEVARD
NASHVILLE, TENNESSEE 37208

NO MORTGAGE
New Owner - Send Tax Bills:
***MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**
210 AUTOMATION WAY
BIRMINGHAM, AL 35210

Davidson County DEEDTRS
Recvd: 11/24/08 08:13 2 pgs
Fees:13.00 Taxes:369.63
20081124-0114772

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 6, 2007, TALBOTT TITLE & ESCROW, LLC,** was named Trustee in a Deed of Trust of even date executed by **DEBRA ANTHONY AND WILLIAM ANTHONY, MARRIED,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$198,900.00,** principal and interest at **9.750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20071214-0143960** 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. 20081029-0107731,** 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: **OCTOBER 24, 2008/ OCTOBER 31, 2008/ NOVEMBER 7, 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, NOVEMBER 21, 2008, AT 3:00 P.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 **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW SOUTH FEDERAL SAVINGS BANK, 210 AUTOMATION WAY, BIRMINGHAM, AL 35210,** submitted the highest and best bid in the amount of $ 99,900.00

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW SOUTH FEDERAL SAVINGS BANK.,** 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. 6 ON THE PLAN OF RE-SUBDIVISION FOR THE REMAINDER OF LOTS 4 THRU 8 AND PART LOT 3 OF THE SUBDIVISION OF THE EAST PART OF LOT 10 OF THE HARDING BOSELY TRACT, OF RECORD IN INSTRUMENT NO. 20030516-0067328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DEBRA ANTHONY AND WILLIAM ANTHONY, WIFE AND HUSBAND BY DEED DATED DECEMBER 6, 2007 OF RECORD IN INSTRUMENT NO. 20071214-0143959 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1916 ED TEMPLE BOULEVARD, NASHVILLE, TENNESSEE 37208.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW SOUTH FEDERAL SAVINGS BANK,** 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 **NOVEMBER 21, 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 **NOVEMBER 21, 2008.**

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 $ 99900.00

Affiant

Subscribed and sworn to before me, this **21ST DAY OF NOVEMBER, 2008.**

Notary Public

My Commission Expires: 5/2/2011

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

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228