This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 061 04 0 105.0
4810 TANGLEWOOD DRIVE
NASHVILLE, TENNESSEE 37216

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, N.A. ND
205 W. 4TH STREET SUITE 500
CINCINNATI, OH 45202

Davidson County DEEDTRS
Recvd: 12/08/08 11:03 2 pgs
Fees:13.00 Taxes:333.00
20081208-0118387

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 15, 2006, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,** was named Trustee in a Deed of Trust of even date executed by **JOHN WICKS**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$104,000.00**, principal and interest at **5.95%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060920-0116471,** 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. 20081112-0112015,** 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: **NOVEMBER 14, 2008/ NOVEMBER 21, 2008/ NOVEMBER 28, 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, DECEMBER 5, 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 **U.S. BANK, N.A. ND, 205 W. 4TH STREET, SUITE 500, CINCINNATI, OH 45201**, submitted the highest and best bid in the amount of $90,000.00

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK, N.A. ND,** 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. 9 OF BLOCK A, ON THE MAP OF HAYESBORO DEVELOPMENT COMPANY'S HAYESBORO SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING PART OF LOT NO. 5 BLOCK 3, IN A.J. MCGAUGHEY'S SECOND HAYESBORO SUBDIVISION, OF RECORD IN BOOK 547, PAGE 43 SAID REGISTER'S OFFICE.

SAID LOT NO. 9 FRONTS 90 FEET ON THE EASTERLY SIDE OF TANGLEWOOD DRIVE AND RUNS BACK 221 FEET ON THE NORTHERLY LINE AND 235.9 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 91.25 FEET. SAID PART OF LOT NO. 5 BACKS UP TO THE REAR LINE OF LOT NO. 9 AND BEING THE WESTERLY 100 FEET OF LOT NO. 5.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. WICKS BY DEED DATED SEPTEMBER 15, 2006 OF RECORD IN INSTRUMENT NO. 20060920-0116470 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4810 TANGLEWOOD DRIVE, NASHVILLE, TENNESSEE 37216.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK, N.A. ND,** 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 **DECEMBER 5, 2008.**

Sole Substitute Title

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 **DECEMBER 5, 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 $90,000.00

Affiant

Subscribed and sworn to before me, this **5TH day of DECEMBER, 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

RETURN TO:
J. PHILLIP JONES
TATUM & JONES, PLLC
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228