This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 034 04 0 006.00
404 NORTHSIDE DRIVE
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION, N.D.
200 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55402

Davidson County DEEDTRS
Recvd: 01/13/09 10:55 2 pgs
Fees:13.00 Taxes:698.56

20090113-0003168

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 22, 2005**, **I. DYKE TATUM** was named Trustee in a Deed of Trust of even date executed by **MARGARET M CURTIS UNMARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$182,500.00,** principal and interest at **7.24%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20051121-0140210,** 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. 20081202-0116644**, 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: **DECEMBER 5, 2008/DECEMBER 12, 2008/DECEMBER 19, 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, JANUARY 9, 2009, 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, NATIONAL ASSOCIATION, N.D., 200 SOUTH SIXTH STREET MINNEAPOLIS, MN 55402**, submitted the highest and best bid in the amount of **$188,799.13**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK, NATIONAL ASSOCIATION, N.D.**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 48 AND PARTS OF RESERVED PARCELS "C" AND "D" ON THE PLAN OF NORTH HILL ESTATES, SECTION 3, AS OF RECORD IN BOOK 3642, PAGE 185 REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 48 AND PARTS OF RESERVED PARCELS "C" AND "D" ADJOIN AND FRONT 162.98 FEET ON THE SOUTHWESTERLY MARGIN OF NORTHSIDE DRIVE, AND RUN BACK APPROXIMATELY 260 FEET ON THE NORTHWESTERLY LINE, AS EXTENDED AND APPROXIMATELY 250.4 FEET ON THE SOUTHWESTERLY LINE, AS EXTENDED TO THE SOUTHWESTERLY BOUNDARY OF SAID SUBDIVISION, MEASURING 193.03 FEET, MORE OR LESS. THEREON

BEING THE SAME PROPERTY CONVEYED TO EDWARD LEWIS CURTIS, JR. AND WIFE MARGARET M. CURTIS BY DEED DATED SEPTEMBER 24, 1982 OF RECORD IN BOOK 6039 PAGE 706 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID EDWARD LEWIS CURTIS, JR., HAVING SINCE DIED.

THIS IS IMPROVED PROPERTY KNOWN AS 404 NORTHSIDE DRIVE, MADISON, TENNESSEE 37115.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK, NATIONAL ASSOCIATION, N.D.**, 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 **JANUARY 9, 2009.**

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 **JANUARY 9, 2009.**

Notary Public

My Commission Expires: 5/2/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 188,799.13

Affiant

Subscribed and sworn to before me, this **9TH DAY OF JANUARY, 2009.**

Notary Public

My Commission Expires: 5/2/2011

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