This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 155 02 0A 039.00
108 MONTCASTLE COURT
NASHVILLE, TENNESSEE 37221

NO MORTGAGE
New Owner - Send Tax Bills:
CORNERSTONE INVESTMENTS, INC.
718 THOMPSON LANE
SUITE 108
NASHVILLE, TN 37204

Davidson County DEEDTRS
Recvd: 01/30/09 16:25 2 pg:
Fees:13.00 Taxes:980.50
20090130-0008346

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 23, 2003, I. DYKE TATUM** was named Trustee in a Deed of Trust of even date executed by **STEVEN D. PARKER AND JANICE S. PARKER, HUSBAND AND WIFE**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$208,000.00**, principal and interest at **5.3750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20030508-0061608,** 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. 20081230-0123225,** 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: **JANUARY 2, 2009/ JANUARY 9, 2009/ JANUARY 16, 2009** 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 23, 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 **CORNERSTONE INVESTMENTS, INC., 718 THOMPSON LANE, SUITE 108, NASHVILLE, TENNESSEE 37204,** submitted the highest and best bid in the amount of **$162,202.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CORNERSTONE INVESTMENTS, INC.**, 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:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 39, ON THE PLAN OF MONTCASTLE ESTATES, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGES 326 AND 327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SAID LOT NUMBER 39 FRONTS 80.00 FEET ON THE NORTHWESTERLY MARGIN OF MONTCASTLE COURT AND EXTENDS BACK 123.36 FEET ON THE NORTHEASTERLY LINE AND 151.79 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 116.49 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO STEVEN D. PARKER AND SPOUSE, JANICE S. PARKER BY DEED DATED OCTOBER 30, 1997 OF RECORD IN BOOK 10665, PAGE 403 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 108 MONTCASTLE COURT, NASHVILLE, TENNESSEE 37221.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CORNERSTONE INVESTMENTS, INC.,** 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 29, 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 29, 2009.**

Melissa Biddle
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 ~~$162,202.00.~~

Affiant

Subscribed and sworn to before me, this **29TH DAY OF JANUARY, 2009.**

Melissa Biddle
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 TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 265,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30 DAY OF Jan 20 09
Deputy Register