This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 051-10-0B 027.00
104 ELLINGTON PLACE
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, N.A.
800 MORELAND AVE
OWENSBORO, KY 42304-0005

Davidson County DEEDTRS
Recvd: 02/25/09 07:56 2 pgs
Fees:13.00 Taxes:317.02
20090225-0016373

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 25, 2005, I. DYKE TATUM** was named Trustee in a Deed of Trust of even date executed by **WANDA D. ALLEN (UNMARRIED)**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$83,050.00**, principal and interest at **5.6250%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20050329-0033606**, 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. 20081212-0119588**, 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 19, 2008/ DECEMBER 26, 2008/ JANUARY 2, 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, FEBRUARY 20, 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, N.A., 800 MORELAND AVENUE, OWENSBORO, KENTUCKY 42301-0005**, submitted the highest and best bid in the amount of $ 85,681.00.

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.**, 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 UNIT NO. E-104, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF ELLINGTON PLACE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6984, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "C" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO WANDA D. ALLEN, UNMARRIED, BY DEED DATED MARCH 25, 2005 OF RECORD IN INSTRUMENT NO. 20050329-0033605 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 104 ELLINGTON PLACE, MADISON, TENNESSEE 37115.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK, N.A.,** 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 **FEBRUARY 20, 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 **FEBRUARY 20, 2009.**

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 $ 85,681.00

Affiant

Subscribed and sworn to before me, this **20TH day of FEBRUARY, 2009.**

Notary Public

My Commission Expires: 5/2/2011

MELISSA BIDDLE NOTARY PUBLIC STATE OF TENNESSEE 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