This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 161 14 0C 001.00
5400 BARTON VALE DRIVE
NASHVILLE, TENNESSEE 37211

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 08:01 2 pgs
Fees:13.00 Taxes:860.02
20090225-0016375

TRUSTEE'S DEED

WHEREAS, on **MAY 1, 2008, J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **JASSON KALUGENDO AND ANNA M KALUGENDO, HUSBAND AND WIFE,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$218,211.00,** principal and interest at **6.0000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20080820-0085632,** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES** was appointed Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20080820-0085632,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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 23, 2009/ JANUARY 30, 2009/ FEBRUARY 6, 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 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 $232,438.64

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** 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:

THAT CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 1, ON THE PLAN OF BARTON VALE, OF RECORD IN PLAT BOOK 7900, PAGE 639, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JASSON KALUGENDO, A MARRIED PERSON BY DEED DATED FEBRUARY 18, 2005 OF RECORD IN INSTRUMENT NO. 20050225-0020924, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM JASSON KALUGENDO, MARRIED TO JASSON KALUGENDO AND ANNA M. KALUGENDO, HUSBAND AND WIFE BY QUIT CLAIM DEED DATED MAY 1, 2008 OF RECORD IN INSTRUMENT NO. 20080820-0085631, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE SUBORDINATION AGREEMENT OF RECORD IN INSTRUMENT NO. 20080820-0085633 WHEREIN THE DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20060913-00113398 WAS SUBORDINATED TO THE DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20080820-0085632, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5400 BARTON VALE DRIVE, NASHVILLE, TENNESSEE 37211.

I, **J. PHILLIP JONES**, Trustee, convey to **U.S. BANK, N.A.,** all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as 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
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**, 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 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 $ 232,438.64

Affiant

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

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