This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 162 06 0 329.00
178 DELVIN DR.
ANTIOCH, TN 37013

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

BILL GARRETT, Davidson County
Trans:T20090036939 DEEDTRS
Recvd: 06/03/09 16:02 2 pgs
Fees:13.00 Taxes:377.32
20090603-0051500

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 13, 2002, LEHMAN LAND TITLE** was named Trustee in a Deed of Trust of even date executed by **JAQUELIN GARDUNO, UNMARRIED AND STEPHEN C. MOORE, MARRIED (JOINED BY HIS WIFE, M. PATRICIA MOORE)**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$105,712.00**, principal and interest at **7.3750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20020305-0027491,** 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. 20090318-0024473,** 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: **APRIL 24, 2009/ MAY 1, 2009/ MAY 8, 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, MAY 29, 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 $101,978.34 .

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 LOT NO. 13 ON THE PLAN OF BESS ESTATES, SECTION 1, OF RECORD IN PLAN BOOK 4460, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 43.33 FEET ON THE NORTHEASTERLY MARGIN OF DELVIN DRIVE AND EXTENDS BACK 123.10 FEET ON THE WESTERLY LINE AND 142.51 FEET ON THE SOUTHEASTERLY LINE TO A BROKE LINE IN THE REAR, MEASURING 177.60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAQUELIN GARDUNO, A SINGLE PERSON BY DEED DATED MAY 26, 2000 OF RECORD IN INSTRUMENT NO. 200006010054780 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 178 DELVIN DR., ANTIOCH, TN 37013.

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 **MAY 29, 2009.**

J. Phillip Jones, Substitute Trustee

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 **MAY 29, 2009.**

Melissa Biddle

Notary Public

MELISSA BIDDLE NOTARY PUBLIC STATE OF TENNESSEE 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 $ 101,978.34

Affiant

Subscribed and sworn to before me, this **29TH day of MAY, 2009.**

Melissa Biddle

Notary Public

MELISSA BIDDLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 2, 2011

My Commission Expires: 5/2/2011

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228