This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 104 02 0X 216.00
216 31ST AVE. N.
NASHVILLE, TN 37203

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 16:03 2 pgs
Fees:13.00 Taxes:1158.53
20090603-0051502

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 16, 2005**, **I. DYKE TATUM** was named Trustee in a Deed of Trust of even date executed by **RUBEN PEREZ AND ASTRID PEREZ, HUSBAND AND WIFE**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$315,000.00**, principal and interest at **5.0000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20050819-0099155**, 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. 20090421-0036053**, 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: **MAY 1, 2009/ MAY 8, 2009/ MAY 15, 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 $313,117.36.

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. 216, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE ROW AT 31ST CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20030430-0057670 AND CORRECTED IN INSTRUMENT NO. 20040203-0012935, AND ADDENDUM IN INSTRUMENT NO. 20040206-0014724 AND AMENDED IN INSTRUMENT NO. 20040615-0070764 AND INSTRUMENT NO. 20040915-0111215, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO RUBEN PEREZ AND WIFE, ASTRID PEREZ BY DEED DATED AUGUST 16, 2005 OF RECORD IN INSTRUMENT NO. 20050819-0099154 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 216 31ST AVE. N., NASHVILLE, TN 37203.

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

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.**

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 $ 313,117.36.

Affiant

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

Notary Public

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