This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
**PARCEL ID# 060 05 0 016.00**
**3024 CAPPS DR.**
**NASHVILLE, TN 37207**

NO MORTGAGE
New Owner - Send Tax Bills:
**SANDRA BARTON**
**2065 JOHNS LOOP ROAD**
**FRANKLIN, KY 42134**

BILL GARRETT, Davidson County
Trans:T20090037478 DEEDTRS
Recvd: 06/05/09 09:08 2 pgs
Fees:13.00 Taxes:185.00
20090605-0052136

## SUBSTITUTE TRUSTEE'S DEED

**WHEREAS, on OCTOBER 30, 2003, M. D. BUNT** was named Trustee in a Deed of Trust of even date executed by **ANNA LOUISE DEASON, A SINGLE PERSON**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$52,696.00**, principal and interest at **6.250%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20031113-0165909,** 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. 20090504-0040061,** 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 **SANDRA BARTON, 2065 JOHNS LOOP ROAD, FRANKLIN, KY 42134**, submitted the highest and best bid in the amount of **$50,001.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **SANDRA BARTON**, 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. 68 ON THE PLAN OF ALDRICH HEIGHTS, SECTION 3, AS OF RECORD IN BOOK 2663, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID LOT NO. 68 FRONTS 210 FEET ON THE EASTERLY SIDE OF CAPPS DRIVE, AND RUNS BACK 195.4 FEET ON THE NORTHWESTERLY LINE AND 293.25 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE MEASURING 140.75 FEET THEREON.**

**BEING THE SAME PROPERTY CONVEYED TO FRANCIS H. DEASON AND WIFE, ANNA LOUISE DEASON BY DEED DATED MAY 12, 1972 OF RECORD IN BOOK 4602 PAGE 472 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. FRANCIS H. DEASON HAVING SINCE DIED TITLE TO SAID PROPERTY IS NOW VESTED IN ANNA LOUISE DEASON AS THE SURVIVING TENANT BY THE ENTIRETY.**

**THIS IS IMPROVED PROPERTY KNOWN AS 3024 CAPPS DR., NASHVILLE, TN 37207.**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **SANDRA BARTON**., 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 **JUNE 5, 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 **JUNE 5, 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 **$50,001.00**

Affiant

Subscribed and sworn to before me, this **5TH day of JUNE, 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