This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 081 11 0 301.00
1627 16TH AVE. N.
NASHVILLE, TN 37208

NO MORTGAGE
New Owner - Send Tax Bills:
ROSE ACCEPTANCE, INC.
241 EAST SAGINAW
EAST LANSING, MI 48823

BILL GARRETT, Davidson County
Trans:T20090050570 DEEDTRS
Recvd: 07/27/09 14:48 2 pgs
Fees:13.00 Taxes:122.66
20090727-0070324

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 17, 2002**, **ELEANOR T. MEAD** was named Trustee in a Deed of Trust of even date executed by **NILES MCHENRY & MOTHER MARGARET MCHENRY**, conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$36,500.00**, principal and interest at **8%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20020430-0052987** 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. 20090630-0060923** 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: **JUNE 26, 2009/ JULY 3, 2009/ JULY 10, 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, JULY 24, 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 **ROSE ACCEPTANCE, INC., 241 EAST SAGINAW, EAST LANSING, MI 48823**, submitted the highest and best bid in the amount of $ 33,150.00

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **ROSE ACCEPTANCE, INC.**, 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 THE SOUTHERLY HALF OF LOT NO. 344 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS' SECOND ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 344 FRONTS 50 FEET ON THE WESTERLY SIDE OF 16TH AVENUE NORTH, FORMERLY HENDERSHOTT STREET, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO NILES MCHENRY AND MOTHER MARGARET MCHENRY BY DEED DATED APRIL 17, 2002 OF RECORD IN INSTRUMENT NO. 20020430-0052986 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO DECREE OF REDEMPTION OF RECORD IN INSTRUMENT NO. 20090622-0058027, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1627 16TH AVE. N., NASHVILLE, TN 37208.38449.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **ROSE ACCEPTANCE, INC.** 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 **JULY 24, 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 **JULY 24, 2009.**

Elizabeth P. Guye
Notary Public

Elizabeth P. Guye STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 1/21/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 33,150.00

Affiant

Subscribed and sworn to before me, this **24TH day of JULY, 2009.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

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