This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
**PARCEL ID# 162 02 0 065.00**
**4026 KEELEY DRIVE**
**ANTIOCH, TN 37013**
**A/K/A**
**191 BRENDA LANE**
**ANTIOCH, TN 37013**

NO MORTGAGE
New Owner - Send Tax Bills:
**MOREQUITY, INC.**
**P.O. BOX 3788**
**EVANSVILLE, IN 47736**

BILL GARRETT, Davidson County
Trans: T20090062752 DEEDTRS
Recvd: 09/14/09 12:07 2 pgs
Fees: 13.00 Taxes: 425.50
20090914-0085615

**SUBSTITUTE TRUSTEE'S DEED**

**WHEREAS, on MAY 13, 2003, M.D. BUNT** was named Trustee in a Deed of Trust of even date executed by **LISA A. ELLIS (A/K/A LISA A. CHERRY) AND MARK B. ELLIS, WIFE AND HUSBAND**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$128,250.00**, principal and interest at **6.250%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20030609-0078829** 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. 20090810-0075284** 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: **AUGUST 7, 2009/ AUGUST 14, 2009/ AUGUST 21, 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, SEPTEMBER 11, 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 **MOREQUITY, INC., P.O. BOX 3788, EVANSVILLE, IN 47736,** submitted the highest and best bid in the amount of $115,000.00

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **MOREQUITY, 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:**

**BEING LOT NO. 105, ON THE PLAN OF COLEWOOD ACRES, SECTION 2, OF RECORD IN PLAN BOOK 3700, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT NO. 105, WHICH IS A CORNER LOT, FRONTS 100.00 FEET ON THE SOUTHERLY MARGIN OF BRENDA LANE AND FRONTS 80.33 FEET ON THE EASTERLY MARGIN OF KEELEY DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 38.42 FEET, AND EXTENDS BACK 106.3 FEET ON THE SOUTHERLY LINE AND 105.2 FEET ON THE EASTERLY LINE TO A POINT OF INTERSECTION.**

**BEING THE SAME PROPERTY CONVEYED TO LISA A. CHERRY (N/K/A LISA A. ELLIS), BY WARRANTY DEED DATED OCTOBER 26, 1999 OF RECORD IN BOOK 11720, PAGE 314, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**ALSO BEING THE SAME PROPERTY CONVEYED FROM LISA A. CHERRY N/K/A LISA A. ELLIS TO LISA A. ELLIS AND HUSBAND, MARK B. ELLIS BY QUITCLAIM DEED DATED MAY 13, 2003 OF RECORD IN INSTRUMENT NO. 20030529-0072308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.**

**THIS IS IMPROVED PROPERTY KNOWN AS 4026 KEELEY DRIVE, ANTIOCH, 37013 ( A/K/A 191 BRENDA LANE, ANTIOCH, TN 37013 PER ASSESSOR)**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **MOREQUITY, 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 **SEPTEMBER 11, 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 **SEPTEMBER 11, 2009.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 115,000.00

Affiant

Subscribed and sworn to before me, this **11TH day of SEPTEMBER, 2009.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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