This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
PARCEL ID# 050 13 0 051.00
3216 EWINGDALE DRIVE
NASHVILLE, TN 37207

NO MORTGAGE
New Owner - Send Tax Bills:
JAMES ROBERTS
201 THOMPSON LANE
SUITE 200
NASHVILLE, TN 37211

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090065969 DEEDTRS
Recvd: 09/28/09 15:17 2 pgs
Fees:13.00 Taxes:122.10
20090928-0090000

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 9, 2001, TUCKER HARRIS** was named Trustee in a Deed of Trust of even date executed by **NATHANIEL NATION AND WIFE, ROSEMARY NATION (A/K/A NATHANIEL NATIONS & ROSEMARY NATIONS A/K/A ROSE M. NATIONS)**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$77,975.26**, principal and interest at **9.09%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20011116-0125929** 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. 20090901-0081800** 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 28, 2009/ SEPTEMBER 4, 2009/ SEPTEMBER 11, 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 18, 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 **JAMES ROBERTS**, submitted the highest and best bid in the amount of **$33,001.00.**

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

SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING FURTHER DESCRIBED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE PLAN OF GOLDEN VALLEY ESTATES, SECTION 1 OF RECORD IN BOOK 4175, PAGE 142 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 69 FRONTS 60.93 FEET ALONG THE WESTERLY MARGIN OF EWINGDALE DRIVE AND RUNS BACK BETWEEN LINES 78.28 FEET ON THE NORTHERLY LINE AND 144.43 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 83 FEET.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAYS AND PLAT MATTERS OF RECORD.

SEE UCC FIXTURE FILING OF RECORD IN BOOK 8500, PAGE 548, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO NATHANIEL NATION AND WIFE ROSEMARY NATION (A/K/A NATHANIEL NATIONS & ROSE M. NATIONS) BY DEED DATED NOVEMBER 26, 1980 OF RECORD IN BOOK 5685, PAGE 78 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3216 EWINGDALE DRIVE, NASHVILLE, TN 37207.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **JAMES ROBERTS**, 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 18, 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 18, 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 **$33,001.00.**

Affiant

Subscribed and sworn to before me, this **18TH day of SEPTEMBER, 2009.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County