This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 075 06 0 090.00
4270 NEPAL DRIVE
HERMITAGE, TN 37076

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION
800 MORELAND AVE
OWENSBORO, KY 42304-0005

BILL GARRETT, Davidson County
Trans:T20090067957 DEEDTRS
Recvd: 10/06/09 08:32 2 pgs
Fees:13.00 Taxes:480.59
20091006-0092656

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 15, 2003, STEPHEN R. JOSLEYN** was named Trustee in a Deed of Trust of even date executed by **PAUL E. HINES, AN UNMARRIED PERSON**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$131,811.00**, principal and interest at **5.7500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20030818-0119322** 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. 20090724-0069773** 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 21, 2009/ AUGUST 28, 2009/ SEPTEMBER 4, 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, OCTOBER 2, 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, NATIONAL ASSOCIATION, 800 MORELAND AVENUE, OWENSBORO, KENTUCKY 42301-0005**, submitted the highest and best bid in the amount of **$129,888.32**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK, NATIONAL ASSOCIATION**, 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 323 ON THE PLAN OF HERMITAGE ESTATES, SECTION 2, AS SHOWN ON PLAT OF RECORD IN BOOK 3700, PAGE 23, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEGINNING AT A POINT IN THE CURVING NORTHWESTERLY MARGIN OF NEPAL DRIVE, THE COMMON CORNER OF LOTS NOS. 322 AND 323, AND RUNS BACK 128.35 FEET IN A NORTHWESTWARDLY DIRECTION ALONG THE COMMON LINE BETWEEN SAID LOTS TO A POINT, A COMMON INTERSECTING CORNER OF LOTS NOS. 322, 323 AND 324; THENCE 128.7 FEET IN A NORTHEASTWARDLY DIRECTION ALONG THE COMMON LINE BETWEEN LOTS 323 AND 324 TO A POINT IN THE CURVING SOUTHWESTERLY MARGIN OF MONOCO DRIVE; THENCE 120.26 FEET IN A SOUTHEASTWARDLY DIRECTION ALONG SAID MARGIN OF SAID DRIVE TO A POINT, THE BEGINNING OF A CURVE; THENCE 39.27 FEET IN A SOUTHWARDLY DIRECTION AROUND SAID CURVE TO A POINT IN THE CURVING NORTHWESTERLY MARGIN OF NEPAL DRIVE, THENCE 83.25 FEET IN A SOUTHWESTWARDLY DIRECTION ALONG SAID MARGIN OF SAID DRIVE TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PAUL E. HINES, AN UNMARRIED PERSON, BY DEED DATED AUGUST 15, 2003 OF RECORD IN INSTRUMENT NO. 20030818-0119321 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4270 NEPAL DRIVE, HERMITAGE, TN 37076.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK, NATIONAL ASSOCIATION,** 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 **OCTOBER 2, 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 **OCTOBER 2, 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 $129,888.32

Affiant

Subscribed and sworn to before me, this **2ND day of OCTOBER, 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