This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 081 06 0 323.00
2200 CLARKSVILLE PIKE
NASHVILLE, TN 37208

NO MORTGAGE
New Owner - Send Tax Bills:
***BAYVIEW LOAN SERVICING, LLC**
5TH FLOOR MERRICK PARK PLAZA
4425 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

BILL GARRETT, Davidson County
Trans: T20090071130 DEEDTRS
Recvd: 10/19/09 15:34 2 pgs
Fees: 13.00 Taxes: 480.52
20091019-0096691

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 17, 2006**, **BICENTENNIAL TITLE & ESCROW** was named Trustee in a Deed of Trust of even date executed by **JAMES E. DUKES**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$280,000.00**, principal and interest at **13.63%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20061220-0156956 (SEE ALSO, ASSIGNMENT OF LEASES AND RENTS, OF RECORD IN INSTRUMENT NO. 20061220-0156957, AND UCC FINANCING STATEMENT, OF RECORD IN INSTRUMENT NO. 20080314-0025927, WHICH SECURE THE SAME DEBT AS SAID DEED OF TRUST)** 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. 20080611-0059869** 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: **SEPTEMBER 18, 2009/ SEPTEMBER 25, 2009/ OCTOBER 2, 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 16, 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 **BAYVIEW LOAN SERVICING, A DELAWARE LIMITED LIABILITY COMPANY, 4425 PONCE DE LEON BLVD, CORAL GABLES, FL 33146**, submitted the highest and best bid in the amount of $ 129,870.00

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **BAYVIEW LOAN SERVICING, A DELAWARE LIMITED LIABILITY COMPANY**, 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(S) 31, 32 AND 33, AS SHOWN ON THE MAP ENTITLED A. C. DUDLEY'S SUBDIVISION OF THE MCDANIEL TRACT, OF RECORD IN PLAT BOOK 161, PAGE(S) 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM WADE L. PHELPS TO JAMES E. DUKES, BY QUITCLAIM DEED DATED NOVEMBER 17, 2006, OF RECORD IN INSTRUMENT NO. 20061220-0156824, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED COMMERCIAL PROPERTY KNOWN AS 2200 CLARKSVILLE PIKE, NASHVILLE, TENNESSEE 37208.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **BAYVIEW LOAN SERVICING, A DELAWARE LIMITED LIABILITY COMPANY,**, 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 16, 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 16, 2009.**

Elizabeth P. Guye
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 $129,870.00

Affiant

Subscribed and sworn to before me, this **16TH day of OCTOBER, 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