This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 096 09 0A 738.00
738 KENT ROAD
NASHVILLE, TN 37214

NO MORTGAGE
New Owner - Send Tax Bills:
CITIMORTGAGE, INC.
1000 TECHNOLOGY DR., MS 314
O'FALLON, MO 63308

BILL GARRETT, Davidson County
Trans:T20090081352 DEEDTRS
Recvd: 12/02/09 10:56 2 pgs
Fees:13.00 Taxes:238.92
20091202-0110192

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 19, 2007, FIRST AMERICAN TITLE COMPANY** was named Trustee in a Deed of Trust of even date executed by **SANDRA M. GOAD** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$ 68,400.00**, principal and interest at **8.4000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20071114-0133685** 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. 20091027-0099183** 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: **OCTOBER 30, 2009/ NOVEMBER 6, 2009/ NOVEMBER 13, 2009** in **THE 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, NOVEMBER 20, 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 **CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, MS 314, O'FALLON, MISSOURI 63308**, submitted the highest and best bid in the amount of $ 64,573.45 .

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

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING UNIT NO. 738, ON THE PLAN OF EMERY PLACE CONDOMINIUMS, OF RECORD IN PLAT BOOK 6250, PAGE 719, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THE CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6715, PAGE 96, AMENDED IN BOOK 6783, PAGE 205, AND SECOND AMENDMENT OF RECORD IN BOOK 6845, PAGE 515, AND BY-LAWS OF RECORD IN BOOK 6715, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO SANDRA M. GOAD, UNMARRIED, BY DEED DATED MARCH 24, 1994, OF RECORD IN BOOK 9290, PAGE 650, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED FROM SANDRA M. GOAD, UNMARRIED, TO SANDRA M. GOAD AND LILLIAN GOAD, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED DATED FEBRUARY 7, 1997, OF RECORD IN BOOK 10345, PAGE 710, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO, DECEASED JOINT TENANCY AFFIDAVIT, OF RECORD IN INSTRUMENT NO. 20071114-0133686, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO FIRST DEED OF TRUST, OF RECORD IN INSTRUMENT NO. 20030130-0012712, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 738 KENT ROAD, NASHVILLE, TENNESSEE 37214.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CITIMORTGAGE, 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 **NOVEMBER 20, 2009.**

J. Phillip Jones Substitute Trustee

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 **NOVEMBER 20, 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 $64,573.45

Affiant

Subscribed and sworn to before me, this **20th day of NOVEMBER, 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