This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 052 01 0 135.00
504 FOREST PARK ROAD
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
JAMES LABORG
265 HUNTERS LANE
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20090083969 DEEDTRS
Recvd: 12/14/09 10:23 2 pgs
Fees:13.00 Taxes:154.88
20091214-0113606

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 31, 1990, W. TERRY EDWARDS,** was named Trustee in a Deed of Trust of even date executed by **FRANK E. DALTON, SR. AND WIFE LILLIE BELLE DALTON,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$51,750.00**, principal and interest at **8.80000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 8190, PAGE 714**, 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. 20091006-0092699**, 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 16, 2009/ OCTOBER 23, 2009/ OCTOBER 30, 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, DECEMBER 4, 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 LABORG, 265 HUNTERS LANE, HENDERSONVILLE, TN 37075**, submitted the highest and best bid, on behalf of **THE SECRETARY OF VETERANS AFFAIRS,** in the amount of **$41,859.00.**

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

THE FOLLOWING DESCRIBED PROPERTY IN MADISON, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF BURGE SUBDIVISION, AS OF RECORD IN BOOK 6050, PAGE 430, 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 TO FRANK E. DALTON, SR. AND WIFE LILLIE BELLE DALTON BY DEED DATED AUGUST 31, 1990 OF RECORD IN BOOK 8190, PAGE 711, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 504 FOREST PARK ROAD, MADISON, TENNESSEE 37115.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **JAMES LABORG,** 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 **DECEMBER 4, 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 **DECEMBER 4, 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 **$41,859.00.**

Affiant

Subscribed and sworn to before me, this **4TH DAY OF DECEMBER, 2009.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County