This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
**PARCEL ID: 135 12 0B 109.00**
**2340 NASHBORO BOULEVARD**
**NASHVILLE, TN 37217**

NO MORTGAGE
New Owner - Send Tax Bills:
**PNC MORTGAGE**
**3232 NEWMARK DRIVE**
**MIAMISBURG, OH 45342**

BILL GARRETT, Davidson County
Trans:T20100004750 DEEDTRS
Recvd: 01/25/10 13:52 2 pgs
Fees:13.00 Taxes:540.57
20100125-0006246

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on **NOVEMBER 10, 2003**, **DONALD A. GILLIAM** was named Trustee in a Deed of Trust of even date executed by **JAROD W. MULLINS, UNMARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$144,364.00**, principal and interest at **6.00%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20031113-0166266** 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. 20090709-0063999** 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: **NOVEMBER 20, 2009/ NOVEMBER 27, 2009/ DECEMBER 4, 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 and public announcement on **FRIDAY, JANUARY 22, 2010 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 **PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SBM NATIONAL CITY MORTGAGE, INC., F/K/A NATIONAL CITY MORTGAGE, CO., 3232 NEWMARK DRIVE, MIAMISBURG, OH 45342**, submitted the highest and best bid, on behalf of **PNC MORTGAGE,** in the amount of $146,099.37

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

**BEING LOT 109, ON THE PLAN OF HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENTS PLAT, NASHBORO VILLAGE AT FAIRWAY POINTE OF RECORD IN INSTRUMENT NO. 20020820-0100664, 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 JAROD W. MULLINS, UNMARRIED, BY DEED DATED NOVEMBER 10, 2003, OF RECORD IN INSTRUMENT NO. 20031113-0166265, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 2340 NASHBORO BOULEVARD, NASHVILLE, TENNESSEE 37217.**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **PNC MORTGAGE**, 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 **JANUARY 22, 2010.**

**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 **JANUARY 22, 2010.**

Elizabeth P. Guye
Notary Public

Elizabeth P. Guye STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 1/21/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $146,099.37

Affiant

Subscribed and sworn to before me, this **22ND day of JANUARY, 2010.**

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