This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID 034 13 0 209.00
224 AURORA AVENUE
MADISON, TN 37115

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

BILL GARRETT, Davidson County
Trans:T20100007757 DEEDTRS
Recvd: 02/08/10 13:00 2 pgs
Fees:13.00 Taxes:117.05
20100208-0009901

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 13, 2007, SOUTHEAST TITLE** was named Trustee in a Deed of Trust of even date executed by **JEAN NICHOLAS (A/K/A JEAN S. NICHOLAS, F/K/A JEAN SON SPENCE), AN UNMARRIED WOMAN**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$87,000.00**, principal and interest at **7.50%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070719-0085945** 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. 20091119-0106582** 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 13, 2009/ NOVEMBER 20, 2009/ NOVEMBER 27, 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 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO JANUARY 8, 2010 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO JANUARY 22, 2010 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FEBRUARY 5, 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 **CITIMORTGAGE, INC.** , submitted the highest and best bid in the amount of $31,035.00 .

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:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS LOT NO. 3 ON THE PLAN OF EDGEMEADE FARM, AS OF RECORD IN BOOK 3600, PAGE 69, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM JEAN S. NICHOLAS, F/K/A JEAN SON SPENCE (A/K/A JEAN NICHOLAS), AN UNMARRIED PERSON TO JEAN S. NICHOLAS (A/K/A JEAN NICHOLAS F/K/A JEAN SON SPENCE), AN UNMARRIED PERSON BY QUIT CLAIM DEED DATED OCTOBER 25, 2005, OF RECORD IN INSTRUMENT NO. 20051031-0130755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 224 AURORA AVENUE, MADISON, TN 37115.

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 **FEBRUARY 5, 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 **FEBRUARY 5, 2010.**

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 $31,635.00

Affiant

Subscribed and sworn to before me, this **5TH day of FEBRUARY, 2010.**

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