This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 072 09 0 119.00
926 BURCHWOOD AVENUE
NASHVILLE, TN 37216

NO MORTGAGE
New Owner - Send Tax Bills:
JEFF KENDIG
1143 OLD HICKORY BLVD.
NASHVILLE, TN 37207

BILL GARRETT, Davidson County
Trans:T20100012580 DEEDTRS
Recvd: 03/03/10 11:13 2 pgs
Fees:13.00 Taxes:269.36
20100303-0016266

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 23, 2002, TUCKER HARRIS** was named Trustee in a Deed of Trust of even date executed by **AUNDREY MONTGOMERY, UNMARRIED**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$85,951.00**, principal and interest at **10.64%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20020826-0103082** 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. 20091110-0103822** 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: **JANUARY 29, 2010/FEBRUARY 5, 2010/FEBRUARY 12, 2010** 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, FEBRUARY 19, 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 **JEFF KENDIG, 1143 OLD HICKORY BLVD., NASHVILLE, TN 37207**, submitted the highest and best bid in the amount of **$72,801.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **JEFF KENDIG,** 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 IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 9990, PAGE 911, ID# 72-09-119, BEING KNOWN AND DESIGNATED AS LOT 19, BURCHWOOD PLACE, FILED IN PLAT BOOK 547, PAGE 183.

SAID LOT FRONTS 60 FEET ON THE SOUTHERLY SIDE OF BURCHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 139 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO AUNDREY MONTGOMERY, UNMARRIED, BY DEED DATED MARCH 20, 1996, OF RECORD IN BOOK 9990, PAGE 911, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO, AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE, OF RECORD IN BOOK 4236, PAGE 175, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 926 BURCHWOOD AVENUE, NASHVILLE, TENNESSEE 37216.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **JEFF KENDIG**, 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 19, 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 19, 2010.**

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 **$72,801.00**

Affiant

Subscribed and sworn to before me, this **19TH day of FEBRUARY, 2010.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County