This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 161 09 0 158.00
5737 BRENTWOOD MEADOWS CIRCLE
BRENTWOOD, TN 37027

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION
800 MORELAND AVE
OWENSBORO, KY 42304-0005

BILL GARRETT, Davidson County
Trans:T20100013750 DEEDTRS
Recvd: 03/08/10 13:38 2 pgs
Fees:13.00 Taxes:1211.06
20100308-0017730

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 23, 2008, ANCHOR TITLE, LLC** was named Trustee in a Deed of Trust of even date executed by **MARGUERITA JACKSON, SINGLE WOMAN**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$311,117.00**, principal and interest at **5.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20080708-0070023, AS RE-RECORDED IN INSTRUMENT NO. 20080721-0074293** 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. 20091211-0113118** 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 8, 2010/JANUARY 15, 2010/JANUARY 22, 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 5, 2010 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO MARCH 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 **U.S. BANK, NATIONAL ASSOCIATION, 800 MORELAND AVENUE, OWENSBORO, KENTUCKY 42301-0005,** submitted the highest and best bid in the amount of $327,312.67

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

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT;

BEING A PORTION OF LOT 39 OF THE RE-SUBDIVISION OF LOTS 39, 40, 41 BRENTWOOD MEADOWS SECTION TWO (PLAT 7900, PAGE 943) IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (OLD), THE NORTHEAST CORNER OF LOT 38B (PLAT 6250, PAGE 685) AND IN THE MARGIN OF BRENTWOOD MEADOWS CIRCLE APPROXIMATELY 368.6' NORTH OF THE NORTH RADIUS RETURN OF HICKORY MEADOWS COURT, AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY.

THENCE WITH THE NORTH LINE OF LOT 38B, S 82 DEG, 10' 57" W, 86.26' TO A CHISELED X ON TOP OF A MAN HOLE COVER, IN THE EAST LINE LOT 20A (PLAT BOOK 6250, PAGE 302);

THENCE, WITH THE EAST LINES OF LOT 20A AND LOT 19B (PLAT BOOK 6250, PAGE 403), N 03 DEG. 41' 13" E, 179.23 TO AN IRON PIN (NEW);

THENCE, ON A NEW SEVERANCE LINE FOR THE NEXT TWO CALLS;

S35 DEG. 25' 52" E, 113.09' TO AN IRON PIN (NEW);
S32 DEG. 05' 23 E, 41.70' TO AN IRON PIN (NEW), IN THE MARGIN OF THE AFOREMENTIONED BRENTWOOD MEADOWS CIRCLE;

THENCE, WITH THE MARGIN OF BRENTWOOD MEADOWS CIRCLE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL DELTA ANGLE OF 55 DEG. 35' 30", A RADIUS OF 45.00', AND ARC LENGTH OF 43.66' WITH A CHORD BEARING AND DISTANCE OF S 19 DEG. 10' 30" W, 41.97' TO THE POINT OF BEGINNING AND CONTAINING 10,182 SQUARE FEET OR 0.23 ACRES MORE OR LESS ACCORDING TO A SURVEY BY JERRY SWORDS, JR., RLS #1806 OF A & A SURVEYING, INC., 306 BLUEGRASS CIRCLE, LEBANON, TN DATED AUGUST 8, 2000.

BEING THE SAME PROPERTY CONVEYED TO MARGUERITA JACKSON, BY QUITCLAIM DEED DATED AUGUST 8, 2000, OF RECORD IN INSTRUMENT NO. 20010906-0096818, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO, SUBORDINATION AGREEMENT, OF RECORD IN INSTRUMENT NO. 20080708-0070022, WHEREIN THE DEED OF TRUST, OF RECORD IN INSTRUMENT NO. 20030813-0116314 WAS SUBORDINATED TO THE DEED OF TRUST, OF RECORD IN INSTRUMENT NO. 20080708-0070023, AS RE-RECORDED IN INSTRUMENT NO. 20080721-0074293, ALL IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5737 BRENTWOOD MEADOWS CIRCLE, BRENTWOOD, TENNESSEE 37027.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK, NATIONAL ASSOCIATION,** 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 **MARCH 5, 2010.**

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 **MARCH 5, 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 $ 327,312.67

Affiant

Subscribed and sworn to before me, this **5TH day of MARCH, 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
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228