This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 071 12 0 266.00
905 WARD STREET
NASHVILLE, TN 37207

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

BILL GARRETT, Davidson County
Trans:T20100020283 DEEDTRS
Recvd: 04/07/10 09:08 2 pgs
Fees:13.00 Taxes:331.23
20100407-0025957

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 14, 2003, TRANSCONTINENTAL TITLE COMPANY** was named Trustee in a Deed of Trust of even date executed by **HARLEN MCCOY A/K/A HARLEN R. MCCOY, JR. (A/K/A HARLESS R. MCCOY, JR. A/K/A HARLEN ROSS MCCOY, JR.) AN UNMARRIED MAN**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$81,190.00**, principal and interest at **6.000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20030617-0083242, AS RE-RECORDED IN INSTRUMENT NO. 20050711-0079977** 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. 20100318-0020567** 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: **MARCH 12, 2010/MARCH 19, 2010/MARCH 26, 2010** 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, APRIL 2, 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 MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SBM NATIONAL CITY MORTGAGE, INC., FKA 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 $ 89,520.34

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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEING PART OF THE EASTERLY 60 FEET OF THE WEST 190 FEET OF LOTS NO. 1, 2 AND 3 ON THE MAP OF T.I. WARD'S SUBDIVISION OF CERTAIN LOTS WILLIAMS AND HAYES COMPANY'S BELLEVIEW PLAN OF RECORD IN BOOK 974, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOTS FRONT 60 FEET OF THE NORTH SIDE OF WARD STREET AND RUNS BACK BETWEEN PARALLEL LINES, 161 FEET TO A DEAD LINE. THIS PROPERTY IS IMPROVED AND KNOWN AS 905 WARD STREET, NASHVILLE, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HARLESS R. MCCOY, JR. (A/K/A HARLEN MCCOY A/K/A HARLEN R. MCCOY, JR. A/K/A HARLEN ROSS MCCOY, JR.), MARRIED, BY DEED DATED AUGUST 18, 2000, OF RECORD IN INSTRUMENT NO. 200008230083375, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED FROM HARLEN ROSS MCCOY, JR. (A/K/A HARLEN MCCOY A/K/A HARLEN R. MCCOY, JR. A/K/A HARLESS R. MCCOY, JR.), TO TRACY JO MCCOY (A/K/A TRACEY J. MCCOY), BY QUITCLAIM DEED DATED OCTOBER 20, 2000, OF RECORD IN INSTRUMENT NO. 20001220-0124755, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY FURTHER CONVEYED FROM TRACEY J. MCCOY (A/K/A TRACY JO MCCOY) TO HARLEN R. MCCOY JR. (A/K/A HARLEN MCCOY A/K/A HARLESS R. MCCOY, JR. A/K/A HARLEN ROSS MCCOY, JR.), BY QUITCLAIM DEED DATED AUGUST 6, 2002, OF RECORD IN INSTRUMENT NO. 20030220-0022519, AS RE-RECORDED IN INSTRUMENT NO. 20030304-0028092, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 905 WARD STREET, NASHVILLE, TENNESSEE 37207.

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 **APRIL 2, 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 **APRIL 2, 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 $89,520.37

Affiant

Subscribed and sworn to before me, this **2ND day of APRIL, 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