This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 052 01 0 143.00
521 FOREST PARK ROAD
MADISON, TN 37115
A/K/A
521 FORREST PARK ROAD
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
EAST NASHVILLE, LLC.
5543 EDMONDSON PIKE
SUITE 90
NASHVILLE, TN 37211

BILL GARRETT, Davidson County
Trans:T20100023378 DEEDTRS
Recvd: 04/20/10 12:55 2 pgs
Fees:13.00 Taxes:259.00
20100420-0029767

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 7, 2006, RUDY TITLE & ESCROW, LLC** was named Trustee in a Deed of Trust of even date executed by **JEREMY TATE AND WIFE, REGINA TATE**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$ 60,000.00**, principal and interest at **8.5500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060210-0016550** 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. 20100316-0019623** 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 5, 2010/MARCH 12, 2010/MARCH 19, 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, 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 **EAST NASHVILLE, LLC., 5543 EDMONDSON PIKE, SUITE 90, NASHVILLE, TN 37211**, submitted the highest and best bid in the amount of **$37,500.00.**

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT NO. 9 ON THE MAP OF FOREST PARK ACREAGE TRACTS AT MADISON, TENNESSEE, AS OF RECORD IN BOOK 843, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF FOREST PARK ROAD 65 FEET SOUTH OF THE NORTHWEST CORNER OF LOT NO. 9, BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO FLOYD E. FREY AND WIFE, BY DEED OF RECORD IN BOOK 1258, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG FREY'S SOUTHERLY LINE EASTERLY 150 FEET, MORE OR LESS, TO A POINT; THENCE SOUTHERLY 64 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO B. L. PULLAM BY DEED OF RECORD IN BOOK 1077, PAGE 618, SAID REGISTER'S OFFICE; THENCE ALONG SAID LINE WESTERLY 150 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF FOREST PARK ROAD; THENCE WITH THE MARGIN OF SAME NORTHERLY 65 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JEREMY TATE AND WIFE, REGINA TATE, BY DEED DATED FEBRUARY 7, 2006, OF RECORD IN INSTRUMENT NO. 20060210-0016549, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 521 FOREST PARK ROAD, MADISON, TENNESSEE 37115. (A/K/A 521 FORREST PARK ROAD, MADISON, TENNESSEE 37115)

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **EAST NASHVILLE, LLC.**, 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 hereinabove 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.**

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 **$37,500.00**

Affiant

Subscribed and sworn to before me, this **2ND day of APRIL, 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 TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 70,000
Bob Bellenfant
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April 20 10
Brenda Ward
Deputy Register