This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 075 08 0 059.00
721 ALBANY DRIVE
HERMITAGE, TENNESSEE 37076

NO MORTGAGE
New Owner - Send Tax Bills:
DARYL SPICER
2007 KIMBERLY DRIVE
MOUNT JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20100034096 DEEDTRS
Recvd: 06/04/10 13:21 2 pgs
Fees:13.00 Taxes:233.10
20100604-0043509

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 22, 1994, PHILLIP STEPHEN FREEMAN** was named Trustee in a Deed of Trust of even date executed by **ROBERT F. BRASWELL (A/K/A ROBERT FORT BRASWELL) AND WIFE LORIE F. BRASWELL (A/K/A LORIE FINN BRASWELL) AND HELEN F. BRASWELL, MARRIED (ROBERT D. BRASWELL, HUSBAND),** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$74,800.00,** principal and interest at **8.000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 9289, PAGE 552,** 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. 20100429-0032459,** 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: **APRIL 23, 2010/APRIL 30, 2010/MAY 7, 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 and public announcement on **FRIDAY, MAY 28, 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 **DARYL SPICER, 2007 KIMBERLY DRIVE, MOUNT JULIET, TN 37122,** submitted the highest and best bid in the amount of $63,000.00 .

WHEREAS, **BANK OF OKLAHOMA, N.A.,** has assigned its bid in said property to **DARYL SPICER,** his successors and assigns; and

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **DARYL SPICER,** 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 LOT NO. 264 TULIP GROVE, SECTION 4, AS OF RECORD IN BOOK 4175, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT F. BRASWELL (A/K/A ROBERT FORT BRASWELL) AND WIFE, LORIE F. BRASWELL (A/K/A LORIE FINN BRASWELL) AND HELEN F. BRASWELL, MARRIED, BY DEED DATED MARCH 22, 1994, OF RECORD IN BOOK 9289, PAGE 549, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 721 ALBANY DRIVE, HERMITAGE, TENNESSEE 37076.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **DARYL SPICER,** 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 **MAY 28, 2010.**

J. Phillip Jones, 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 **MAY 28, 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 $63,000.00

Affiant

Subscribed and sworn to before me, this **28TH day of MAY, 2010.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County