This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID# 053 12 0 249.00
600 LAKEMEADE POINT
OLD HICKORY TN 37138

NO MORTGAGE
New Owner - Send Tax Bills:
ERIC SOX
7051 HIGHWAY 70 SOUTH
SUITE 315
NASHVILLE, TN 37221

BILL GARRETT, Davidson County
Trans:T20100035698 DEEDTRS
Recvd: 06/11/10 13:53 2 pgs
Fees:13.00 Taxes:1014.91
20100611-0045599

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 29, 2008, ANCHOR TITLE, LLC**, was named Trustee in a Deed of Trust of even date executed by **FELICE WASHINGTON AND MICHAEL WASHINGTON, WIFE AND HUSBAND,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$640,000.00**, principal and interest at **7.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20080304-0021442,** 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. 200903240026391,** 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: **FEBRUARY 12, 2010/FEBRUARY 19, 2010/FEBRUARY 26, 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, MARCH 5, 2010, AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY APRIL 16, 2010, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY MAY 14, 2010, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY MAY 28, 2010, 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 **ERIC SOX, 7051 HIGHWAY 70 SOUTH, SUITE 315, NASHVILLE, TN 37221,** submitted the highest and best bid in the amount of $ 214,301.00.

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

LAND IN DAVIDSON COUNTY, TENNESSEE, WITHIN THE CITY LIMITS OF LAKEWOOD, LOT NO. 212 ON THE PLAN OF VILLAS OF LAKEMEADE SUBDIVISION, PHASE II, OF RECORD IN PLAT BOOK 7900, PAGE 983, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FELICE WASHINGTON AND HUSBAND MICHAEL WASHINGTON BY DEED DATED FEBRUARY 29, 2008 OF RECORD IN INSTRUMENT NO. 20080304-0021441 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 600 LAKEMEADE POINT, OLD HICKORY TN 37138.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **ERIC SOX,** 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

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

Elizabeth P. Guye STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 1/21/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 274,301.00

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