This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
**PARCEL ID: 147 16 0 165.00**
**5006 PEARSON PLACE**
**NASHVILLE, TENNESSEE 37211**

NO MORTGAGE
New Owner - Send Tax Bills:
**MOREQUITY, INC.**
**P.O. BOX 3788**
**EVANSVILLE, IN 47736**

BILL GARRETT, Davidson County
Trans:T20100039570 DEEDTRS
Recvd: 06/29/10 12:46 2 pgs
Fees:13.00 Taxes:333.00
20100629-0050726

**SUBSTITUTE TRUSTEE'S DEED**

**WHEREAS,** on **JULY 26, 2007, INFINITY TITLE, LLC** was named Trustee in a Deed of Trust of even date executed by **CESAR ANTONIO PALACIOS,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$147,600.00,** principal and interest at **8.650%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070803-0092953,** 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. 20100610-0044930,** 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: **JUNE 4, 2010/ JUNE 11, 2010/ JUNE 18, 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, JUNE 25, 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 **MOREQUITY, INC., P.O. BOX 3788, EVANSVILLE, IN 47736,** submitted the highest and best bid in the amount of $90,000.00.

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

**TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE MAP OF TUSCULUM FIELDS SUBDIVISION OF RECORD IN BOOK 2330, PAGE 16 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.**

**TRACT II: LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 63, AS SHOWN ON THE PLAN OF TUSCULUM FIELDS, OF RECORD IN BOOK 2330, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE IS A GENERALLY EASTERLY DIRECTION AND FOLLOWING THE COURSE OF THE NORTHERLY BOUNDARY LINE OF THE SAID LOT 63, 20.46 FEET TO A POINT IN THE EASTERLY BOUNDARY OF A TRACT MARKED "RESERVED", AS SHOWN ON SAID PLAN OF TUSCULUM FIELDS; THENCE WITH THE EASTERLY BOUNDARY OF SAID RESERVED TRACT SOUTH 5 DEG 23' WEST 70.29 FEET TO A POINT; THENCE IN A GENERALLY WESTERLY DIRECTION AND FOLLOWING THE COURSE OF THE SOUTHERLY BOUNDARY LINE OF SAID LOT 63, 14.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 63; THENCE WITH THE EASTERLY BOUNDARY OF SAID LOT 63, 70.0 FEET TO THE POINT OF BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO CESAR ANTONIO PALACIOS BY DEED DATED JULY 29, 2005 OF RECORD IN INSTRUMENT NO. 20050804-0091812 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 5006 PEARSON PLACE, NASHVILLE, TENNESSEE 37211.**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **MOREQUITY, INC.**, 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 **JUNE 25, 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 **JUNE 25, 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 $ 90,000.00

Affiant

Subscribed and sworn to before me, this **25th day of JUNE, 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