This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 133 06 0 094.00
3615 FLORAL DRIVE
NASHVILLE, TENNESSEE 37211

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF VETERANS AFFAIRS
110 9TH AVENUE SOUTH
NASHVILLE, TN 37203
VA NO. 20-20-6-0521533

BILL GARRETT, Davidson County
Trans:T20100039578 DEEDTRS
Recvd: 06/29/10 12:50 2 pgs
Fees:12.00 Taxes:0.00
20100629-0050730

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 19, 2004, LENDER'S TITLE AND ESCROW** was named Trustee in a Deed of Trust of even date executed by **JIMMY L. PADGETT, BETTYE W. PADGETT,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$100,629.00**, principal and interest at **3.375%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20040709-0081704**, 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. 20100520-0038948** 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: **MAY 14, 2010/ MAY 21, 2010/ MAY 28, 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 **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 **THE SECRETARY OF VETERANS AFFAIRS,** in the amount of **$** 92,978.00.

WHEREAS, **PNC MORTGAGE,** has assigned its interest in said property to **THE SECRETARY OF VETERANS AFFAIRS,** 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 **THE SECRETARY OF VETERANS AFFAIRS,** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 6 ON THE PLAN OF SHADY PARK SUBDIVISION, BY SHOWN ON PLAT OF RECORD IN PLAT BOOK 2330, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN DEED BOOK 2546, PAGE 41, REGISTER'S OFFICE OF SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JIMMY L. PADGETT AND WIFE, BETTYE W. PADGETT, BY DEED DATED APRIL 30, 2001, OF RECORD IN INSTRUMENT NO. 20010503-0045509, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3615 FLORAL DRIVE, NASHVILLE, TENNESSEE 37211.

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **THE SECRETARY OF VETERANS AFFAIRS,** 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

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.**

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 $92,978.00.
SECRETARY OF VETERANS AFFAIRS IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **25th day of JUNE 2010.**

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