This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 142 08 0B 076.00
900 HOLLY FOREST
NASHVILLE, TENNESSEE 37221

NO MORTGAGE
New Owner - Send Tax Bills:
CITIMORTGAGE, INC.
1000 TECHNOLOGY DR., MS 314
O'FALLON, MO 63308

BILL GARRETT, Davidson County
Trans:T20100039578 DEEDTRS
Recvd: 06/29/10 12:51 2 pgs
Fees:13.00 Taxes:466.20
20100629-0050731

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JANUARY 10, 2003, MARY FRANCES RUDY** was named Trustee in a Deed of Trust of even date executed by **CAMILLE B. WHEELER (A/K/A CAMILLE WHEELER), AN UNMARRIED WOMAN, AND PAMELA C. WHEELER, AN UNMARRIED WOMAN**, conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$131,100.00**, principal and interest at **6.2500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20030127-0011199** 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. 20100420-0029574** 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 9, 2010/APRIL 16, 2010/APRIL 23, 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 30, 2010, AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, JUNE 25, 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, 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 **CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, MS 314, O'FALLON, MISSOURI 63308**, submitted the highest and best bid in the amount of $ 126,000.00 .

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A CONDOMINIUM APARTMENT KNOWN AS UNIT 76 OF CORONADA, PHASE III, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH SAID APARTMENTS' APPURTENANTS UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM AS DESCRIBED IN THE MASTER DEED OF RECORD IN BOOK 4901, PAGE 679, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO PAMELA C. WHEELER AND CAMILLE WHEELER (A/K/A CAMILLE B. WHEELER), BY QUITCLAIM DEED DATED DECEMBER 3, 2002, OF RECORD IN INSTRUMENT NO. 20030102-0000183, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 900 HOLLY FOREST, NASHVILLE, TENNESSEE 37221.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CITIMORTGAGE, 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 hereinabove 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.**

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 $126,000.00

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
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228