This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
**PARCEL ID# 162 13 0 004.00**
**412 CEDARVALLEY DRIVE**
**NASHVILLE, TN 37211**

NO MORTGAGE
New Owner - Send Tax Bills:
**SECRETARY OF VETERANS AFFAIRS**
**110 9TH AVENUE SOUTH**
**NASHVILLE, TN 37203**
**VA NO. 20-20-6-0467643**

BILL GARRETT, Davidson County
Trans:T20100043141 DEEDTRS
Recvd: 07/14/10 11:39 2 pgs
Fees:12.00 Taxes:0.00
20100714-0055207

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on **OCTOBER 28, 1998, MARY FRANCES RUDY** was named Trustee in a Deed of Trust of even date executed by **JULIA DEE JONES, AN UNMARRIED WOMEN**, conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$97,890.00**, principal and interest at **6.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 11193, PAGE 502** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20090707-0063531** 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, JULY 9, 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 **CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, MS 314, O'FALLON, MISSOURI 63308,** submitted the highest and best bid in the amount of **$** 96,062.00 .

WHEREAS, **CITIMORTGAGE, INC.,** 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:

**PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:**

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

**BEING ALL OF LOT NO. 4, CEDARWOOD ESTATES, SECTION 1, AS SHOWN BY PLAT AND SURVEY OF RECORD IN PLAT BOOK 4675, PAGE 62, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.**

**BEING THE SAME PROPERTY CONVEYED TO JULIA DEE JONES BY DEED JULY 28, 1997 OF RECORD IN BOOK 10560 PAGE 514 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 412 CEDARVALLEY DRIVE, NASHVILLE, TN 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 **JULY 9, 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 **JULY 9, 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 $96,062.00
SECRETARY OF VETERANS AFFAIRS IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this **9TH day of JULY, 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