This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 104 05 0 099.00
3508 MURPHY ROAD
NASHVILLE, TENNESSEE 37205

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION, N.D.
200 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55402

BILL GARRETT, Davidson County
Trans:T20100045750 DEEDTRS
Recvd: 07/27/10 08:32 2 pgs
Fees:13.00 Taxes:1213.58
20100727-0058651

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 28, 2008, U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION** was named Trustee in a Deed of Trust of even date executed by **AMANDA J. LEE (A/K/A AMANDA JEAN LEE), UNMARRIED INDIVIDUAL**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$42,200.00**, principal and interest at **3.99%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20081017-0104544** 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. 20090717-0066905** 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 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 25, 2010/ JULY 2, 2010/ JULY 9, 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 23, 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 **U.S. BANK, NATIONAL ASSOCIATION, N.D., 200 SOUTH SIXTH STREET MINNEAPOLIS, MN 55402**, submitted the highest and best bid in the amount of **$ 48,995.88**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK, NATIONAL ASSOCIATION, N.D.**, 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:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

BEING LOT NUMBER 10 ON THE MAP OF HARDISON AND YOUNG'S LOTS IN WEST END PARK, OF RECORD IN BOOK 421, PAGE 190, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AMANDA J. LEE (A/K/A AMANDA JEAN LEE), UNMARRIED, BY DEED DATED JULY 21, 2008, OF RECORD IN INSTRUMENT NO. 20080730-0077939, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO, BEING THE SAME PROPERTY CONVEYED FROM AMANDA J. LEE (A/K/A AMANDA JEAN LEE), UNMARRIED, TO PERRY SMOLKEN, MARRIED, AMANDA J. LEE (A/K/A AMANDA JEAN LEE), UNMARRIED, AND PERAMATER INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED DATED NOVEMBER 5, 2008, OF RECORD IN INSTRUMENT NO. 200811060110666, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE FIRST DEED OF TRUST, OF RECORD IN INSTRUMENT NO. 20080730-0077940, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3508 MURPHY ROAD, NASHVILLE, TENNESSEE 37205.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK, NATIONAL ASSOCIATION, N.D.**, 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 23, 2010.**

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 23, 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 $ 327,995.88.
Said consideration includes the balance on the first mortgage which this conveyance is subject to.

Affiant

Subscribed and sworn to before me, this **23RD 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