This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 081 06 0A 014.000
1905 28TH AVENUE NORTH
NASHVILLE, TENNESSEE 37208.

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

BILL GARRETT, Davidson County
Trans:T20100049593 DEEDTRS
Recvd: 08/10/10 14:31 2 pgs
Fees:13.00 Taxes:653.04
20100810-0063249

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 18, 2006, WESLEY D. TURNER** was named Trustee in a Deed of Trust of even date executed by **JAMES MURPHY WEBSTER, JR., (JOINED BY HIS WIFE, CORNELIA WEBSTER [A/K/A CORNELIA M. WEBSTER]) AS TENANTS BY THE ENTIRETY**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$166,500.00**, principal and interest at **8.3750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20061019-0129979** 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. 20100408-0026467** 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: **MARCH 26, 2010/APRIL 2, 2010/APRIL 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, APRIL 16, 2010 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, JUNE 11, 2010 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, AUGUST 6, 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 $ 176,490.45 .

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:

BEING LOT 14, RESUBDIVISION OF THE REMAINDER OF LOTS 4 THRU 8 AND PART OF LOT 3 OF THE SUBDIVISION OF THE EAST PART OF LOT 10 OF THE HARDING BOSLEY TRACT, (PLAT BOOK 547, PAGE 4) AS SHOWN ON PLAT OF RECORD AT INSTRUMENT NO. 20030516-0067328 AND CORRECTED AT INSTRUMENT NO. 20031014-0151915,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES MURPHY WEBSTER, JR. AND CORNELIA M. WEBSTER (A/K/A CORNELIA WEBSTER), HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 18, 2006, OF RECORD IN INSTRUMENT NO. 20061019-0129978,IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1905 28TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208.

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 herein above referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **AUGUST 6, 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 **AUGUST 6, 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 $176,497.45

Affiant

Subscribed and sworn to before me, this **6TH day of AUGUST, 2010.**

Notary Public

My Commission Expires: 1/21/2013

RETURN TO:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County