This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

NO MORTGAGE
New Owner - Send Tax Bills:
GEORGE BRANDT
3227 LAKESHORE DRIVE
OLD HICKORY, TN 37138

PARCEL ID: 142 02 0 017.00
113 CARRIAGE DRIVE
NASHVILLE, TENNESSEE 37209
(A/K/A 113 CARRIAGE DRIVE
NASHVILLE, TENNESSEE 37221)

BILL GARRETT, Davidson County
Trans:T20100055928 DEEDTRS
Recvd: 09/07/10 13:57 3 pgs
Fees:18.00 Taxes:243.09
20100907-0070993

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 11, 2003, W. AARON FORTNER,** was named Trustee in a Deed of Trust of even date executed by **JOHN C TUNE (A/K/A JOHN TUNE), HUSBAND AND WIFE AND ANGIE P TUNE (A/K/A ANGELA P. TUNE), HUSBAND AND WIFE,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$88,300.00,** principal and interest at **5.2500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20030820-0120554** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20100511-0036021** 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 30, 2010/MAY 7, 2010/MAY 14, 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 11, 2010, AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO JULY 9, 2010, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO AUGUST 20, 2010, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO AUGUST 27, 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 **GEORGE BRANDT, 3227 LAKESHORE DRIVE, OLD HICKORY, TN 37138,** submitted the highest and best bid, in the amount of **$ _65,700.00_.**

NOW THEREFORE, in consideration of the premises by, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **GEORGE BRANDT,** 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 NO. 35 ON THE PLAN OF CROSS TIMBERS, SECTION II, AS OF RECORD IN PLAN BOOK 3700, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ANGELA P. TUNE (A/K/A ANGIE P TUNE) AND HUSBAND, JOHN TUNE (A/K/A JOHN C TUNE), BY DEED DATED JUNE 1, 1998, OF RECORD IN BOOK 10963, PAGE 855, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RIGHT OF REDEMPTION OF INTERNAL REVENUE SERVICE.

THIS IS IMPROVED PROPERTY KNOWN AS 113 CARRIAGE DRIVE, NASHVILLE, TENNESSEE 37209. (A/K/A 113 CARRIAGE DRIVE, NASHVILLE, TENNESSEE 37221)

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **GEORGE BRANDT**, 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 27, 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 27, 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 **$ 65,700.00** .

Affiant

Subscribed and sworn to before me, this **27TH day of AUGUST, 2010.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Tune

Law Offices
of
J. PHILLIP JONES
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One Vantage Way
Nashville, TN 37228
Web address: phillipjoneslaw.com

J. Phillip Jones
Ben H. Thomas

Phone (615)254-4430
Fax (615)254-4671

APRIL 20, 2010

HAND DELIVERED

Department of the Treasury
Internal Revenue Service
Special Procedures
2nd Floor, U.S. Courthouse
801 Broadway
Nashville, TN 37203

Re:	Borrower/Taxpayer:	JOHN C. & ANGELA Y. TUNE
	Tax ID No.:	[redacted]-9235
	Serial Nos.:	623547710
	Foreclosure Sale Date:	JUNE 11, 2010
	Property:	113 CARRIAGE DRIVE NASHVILLE, TN 37221

Dear Sir or Madam:

This will serve as notification to the Department of the Treasury/Internal Revenue Service that real property and improvements which are affected by a Federal Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, JUNE 11, 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.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the Federal Tax Lien;
2. Copy of the Deed of Trust being foreclosed;
3. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$64,438.35**. This amount includes an unpaid principal balance of **$60,021.49** plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$4,416.86**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

LAW OFFICES OF J. PHILLIP JONES

J. Phillip Jones, Attorney

JPJ/jf
Enclosures
RECEIVED BY: Patti Adams
DATE: 5/13/10