This instrument prepared by:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
PARCEL ID: 080 12 0 085.00
3247 VIKING ROAD
NASHVILLE, TENNESSEE 37218

NO MORTGAGE
New Owner - Send Tax Bills:
ZBIGNIEW SZYMASZEK
901 LITTLE BRIDGE PLACE
NASHVILLE, TENNESSEE 37221

BILL GARRETT, Davidson County
Trans:T20100068681 DEEDTRS
Recvd: 10/29/10 11:06 2 pgs
Fees:13.00 Taxes:108.23
20101029-0086701

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 31, 2002, TITLE ENTERPRISE,** was named Trustee in a Deed of Trust of even date executed by **BENNY FISHER AND THERESA L. FISHER, HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$99,000.00**, principal and interest at **6.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20020806-0094263** 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. 20100820-0065946** 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: **SEPTEMBER 17, 2010/ SEPTEMBER 24, 2010/ OCTOBER 1, 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, OCTOBER 15, 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 **ZBIGNIEW SZYMASZEK, 901 LITTLE BRIDGE PLACE, NASHVILLE, TENNESSEE 37221,** submitted the highest and best bid in the amount of **$ 29,251.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **ZBIGNIEW SZYMASZEK,** 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 LOT NO. 115 ON THE PLAN OF BORDEAUX HILLS ADDITION PLAN, OF RECORD IN BOOK 4460, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BENNY FISHER, AND WIFE, THERESA L. FISHER, BY DEED DATED JUNE 23, 1978, OF RECORD IN BOOK 5303, PAGE 577, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3247 VIKING ROAD, NASHVILLE, TENNESSEE 37218.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **ZBIGNIEW SZYMASZEK**, 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 **OCTOBER 15, 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 **OCTOBER 15, 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 **$ 29,251.00**

Affiant

Subscribed and sworn to before me, this **15TH day of OCTOBER, 2010.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County