This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 072 10 0 053.00
1022 DOZIER PLACE
NASHVILLE, TENNESSEE 37216

NO MORTGAGE
New Owner - Send Tax Bills:
CHRISTINA MURRAY
P.O. BOX 160945
NASHVILLE, TN 37216

BILL GARRETT, Davidson County
Trans:T20100073649 DEEDTRS
Recvd: 11/19/10 16:27 2 pgs
Fees:13.00 Taxes:123.95
20101119-0092845

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 18, 1989, DAVID J. GUILFORD,** was named Trustee in a Deed of Trust of even date executed by **VICKIE BRADLEY, UNMARRIED, N/K/A VICKIE R. LAWSON, MARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$48,499.00,** principal and interest at **8.80000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 7964, PAGE 229,** 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 **INSTRUNMENT NO. 20100811-0063317** 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: **OCTOBER 8, 2010/ OCTOBER 15, 2010/ OCTOBER 22, 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, NOVEMBER 12, 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 **CHRISTINA MURRAY, P.O. BOX 160945, NASHVILLE, TN 37216,** submitted the highest and best bid in the amount of **$ 33,500.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CHRISTINA MURRAY,** 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. 13 ON THE PLAN OF DOZIER PLACE, AS OF RECORD IN BOOK 974, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 13 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DOZIER AVENUE AND RUNS BACK 156.7 FEET ON THE WESTERLY LINE AND 160.9 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 50.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO VICKIE BRADLEY, UNMARRIED, BY DEED DATED OCTOBER 18, 1989, OF RECORD IN BOOK 7964, PAGE 226, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1022 DOZIER PLACE, NASHVILLE, TENNESSEE 37216.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CHRISTINA MURRAY,** 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 **NOVEMBER 12, 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 **NOVEMBER 12, 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 $ **33,500.00**

Affiant

Subscribed and sworn to before me, this **12th day of NOVEMBER, 2010.**

Elizabeth P. Guye
Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County