This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 162 09 0B 066.00
5600 COUNTRY DRIVE, #153
NASHVILLE, TENNESSEE 37211.

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION
800 MORELAND AVE
OWENSBORO, KY 42304-0005

BILL GARRETT, Davidson County
Trans:T20110003793 DEEDTRS
Recvd: 01/19/11 13:20 2 pgs
Fees:13.00 Taxes:466.62
20110119-0005197

TRUSTEE'S DEED

WHEREAS, on **JULY 23, 2008, J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **AMBER D. BAY, SINGLE AND JAMES L. MILLER, SINGLE,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$107,648.00,** principal and interest at **6.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20080728-0076628** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES** was appointed Trustee under said Deed of Trust by instrument of record in **BOOK 302, PAGE 696** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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 22, 2010/ OCTOBER 29, 2010/ NOVEMBER 5, 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 19, 2010 AT 3:00 P.M. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO DECEMBER 17, 2010 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO JANUARY 14, 2011, 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 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, 800 MORELAND AVENUE, OWENSBORO, KENTUCKY 42301-0005,** submitted the highest and best bid in the amount of $ 126,112.72

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Trustee, do hereby sell, transfer and convey to **U.S. BANK, NATIONAL ASSOCIATION,** 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 CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOUSE NO. 153 ON THE REVISED SITE PLAN OF PHASE 3, HICKORY VALLEY CONDOMINIUMS, OF RECORD IN BOOK 4860, PAGE 1 AS REVISED IN BOOK 5050, PAGE 94, AS REVISED IN BOOK 5200, PAGE 110, AS REVISED IN BOOK 5200, PAGE 120, AS REVISED IN BOOK 5200, PAGE 131, REGISTER'S OFFICE FOR SAID COUNTY, WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO AMBER D. BAY, UNMARRIED AND JAMES L. MILLER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, OF RECORD IN INSTRUMENT NO. 20080728-0076626, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5600 COUNTRY DRIVE, #153, NASHVILLE, TENNESSEE 37211.

I, **J. PHILLIP JONES**, Trustee, convey to **U.S. BANK, NATIONAL ASSOCIATION,** all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as 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 **JANUARY 14, 2011.**

J. Phillip Jones, Trustee

J. PHILLIP JONES
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**, 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 **JANUARY 14, 2011.**

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 $ 126,112.78

J. P. Jones

Affiant

Subscribed and sworn to before me, this **14TH day of JANUARY, 2011.**

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
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203