This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 060 13 0 210.00
2536 OLD MATTHEWS ROAD
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF VETERANS AFFAIRS
110 9TH AVENUE SOUTH
NASHVILLE, TN 37203
VA NO. 20-20-6-0563557

BILL GARRETT, Davidson County
Trans:T20110013637 DEEDTRS
Recvd: 03/07/11 14:47 2 pgs
Fees:12.00 Taxes:0.00
20110307-0018086

TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 19, 2009**, **J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **KATHRYN K. ROBERTS (A/K/A KATHRYN KAY ROBERTS) (UNMARRIED),** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$85,498.00**, principal and interest at **5.25000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20091202-0110208,** 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 **INSTRUMENT NO. 20091202-0110208,** 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: **JANUARY 14, 2011/ JANUARY 21, 2011/ JANUARY 28, 2011** 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, FEBRUARY 25, 2011 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,** 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, on behalf of **THE SECRETARY OF VETERANS AFFAIRS,** in the amount of $ 71,555.00.

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW THEREFORE, in consideration of the premises and the payment by **U.S. BANK, NATIONAL ASSOCIATION**, of the sum of money so paid, receipt of which is hereby acknowledged, I, **J. PHILLIP JONES**, Trustee, do hereby grant, bargain, sell, and convey to **THE SECRETARY OF VETERANS AFFAIRS**, an Officer of the United States of America, 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. 3, OLD MATTHEW ROAD SUBDIVISION RECORDED IN INSTRUMENT NUMBER 20010913-0099804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KATHRYN K. ROBERTS BY DEED DATED MAY 31, 2002 OF RECORD IN INSTRUMENT NO. 20020607-0069424, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2536 OLD MATTHEWS ROAD, NASHVILLE, TENNESSEE 37207.

I, **J. PHILLIP JONES**, Trustee, convey to **SECRETARY OF VETERANS AFFAIRS,** 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 **FEBRUARY 25, 2011.**

J. 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 **FEBRUARY 25, 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 $ 77,555.00
SECRETARY OF VETERANS AFFAIRS IS A TAX EXEMPT AGENCY!

J. Jones

Affiant

Subscribed and sworn to before me, this **25TH day of FEBRUARY, 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