This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 082 13 0A 011.00
1004 9TH AVENUE NORTH
NASHVILLE, TENNESSEE 37208

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301

BILL GARRETT, Davidson County
Trans:T20110025010 DEEDTRS
Recvd: 04/28/11 11:00 2 pgs
Fees:13.00 Taxes:508.75
20110428-0032493

TRUSTEE'S DEED

WHEREAS, on **JULY 18, 2008, J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **RHETT MURDAUGH, SINGLE AND BRADY PAT WARDLAW, SINGLE**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$157,200.00**, principal and interest at **6.8750%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20080801-0079143** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 et seq having been met and whereas, **J. PHILLIP JONES** was appointed Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20080801-0079143** 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: **NOVEMBER 26, 2010/ DECEMBER 3, 2010/ DECEMBER 10, 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 26, 2010, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO JANUARY 28, 2011, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FEBRUARY 25, 2011, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO MARCH 25, 2011, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO APRIL 22, 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,** 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, 2800 TAMARACK ROAD, OWENSBORO, KY 42301**, submitted the highest and best bid in the amount of **$ 137,500.00**.

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. D-1, ON THE PLAN OF ROW 8.9 CONDOMINIUMS AS SHOWN ON PLAT OF THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF A PORTION OF LOTS NOS. 5 & 93 OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE, ACCORDING TO THE MASTER DEED OF RECORD OF INSTRUMENT NUMBER 20011121-0128062 AS AMENDED IN INSTRUMENT NUMBER 20021212-0153656, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED IN INSTRUMENT NUMBER 20020718-0086526,IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RHETT MURDAUGH, UNMARRIED, AND BRADY PAT WARDLAW, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY DEED DATED JULY 18, 2008, OF RECORD IN INSTRUMENT NO. 20080801-0079142, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1004 9TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208.

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 **APRIL 22, 2011.**

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 **APRIL 22, 2011.**

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 $137,500.00

Affiant

Subscribed and sworn to before me, this **22ND day of APRIL, 2011.**

Notary Public

My Commission Expires: 1/21/2013

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County