BILL GARRETT, Davidson County
Trans:T20110026637 DEEDTRS
Recvd: 05/05/11 08:50 2 pgs
Fees:13.00 Taxes:367.54
20110505-0034478

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 181 01 0A 017.00
6900 SUNNYWOOD DRIVE
NASHVILLE, TENNESSEE 37211

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, N.A.
9918 HIBERT
2ND FLOOR
SAN DIEGO, CA 92131

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 16, 2006, I. DYKE TATUM** was named Trustee in a Deed of Trust of even date executed by **DANIEL E. BARRAGAN AND ROBERT E. SHELTON (A/K/A ROBERT EUGENE SHELTON), TENANTS BY THE ENTIRETY**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$80,000.00** principal and interest at **7.69%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070103-0001136** 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. 20100302-0015954** 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: **MARCH 25, 2011/ APRIL 1, 2011/ APRIL 8, 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, 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 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 **U.S. BANK, N.A., 9918 HIBERT, 2ND FLOOR, SAN DIEGO, CA 92131**, submitted the highest and best bid in the amount of **$ 99,333.79** .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK, N.A.**, 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 IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 20, ON THE PLAN OF SECTION 1, SUGAR VALLEY, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGES 709-711, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DANIEL E. BARRAGAN AND ROBERT E. SHELTON AS TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP, BY DEED DATED APRIL 29, 2005 OF RECORD IN INSTRUMENT NO. 20050510-0052562, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 6900 SUNNYWOOD DRIVE, NASHVILLE, TENNESSEE 37211.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK, N.A.**, 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 **APRIL 22, 2011.**

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 **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 $ 99,333.79 .

Affiant

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

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County