This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 043 13 0 321.00
327 IDLEWILD AVENUE
MADISON, TENNESSEE 37115
(A/K/A 327 IDLEWILD DRIVE
MADISON, TENNESSEE 37115)

NO MORTGAGE
New Owner - Send Tax Bills:
EMPIRE REAL ESTATE, LLC
P.O. BOX 122
GOODLETTSVILLE, TN 37070-0122

BILL GARRETT, Davidson County
Trans:T20110035627 DEEDTRS
Recvd: 06/15/11 09:07 2 pgs
Fees:13.00 Taxes:155.77
20110615-0045655

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 14, 1999, NORMAN W. SPEARS, JR.,** was named Trustee in a Deed of Trust of even date executed by **DOCK PRICE, JR., UNMARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$76,398.00**, principal and interest at **6.25000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 11707, PAGE 170,** 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. 20110415-0029414**, 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: **APRIL 22, 2011/ APRIL 29, 2011/ MAY 6, 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, JUNE 3, 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 **EMPIRE REAL ESTATE, LLC, P.O. BOX 122, GOODLETTSVILLE, TN 37070-0122**, submitted the highest and best bid, on behalf of **THE SECRETARY OF VETERANS AFFAIRS,** in the amount of **$ 42,100.00**.

NOW THEREFORE, in consideration of the premises I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **EMPIRE REAL ESTATE, LLC**, 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. 29 OF BLOCK E, CRITTENDEN ESTATES, OF RECORD IN BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DOCK PRICE, JR., UNMARRIED, BY DEED DATED OCTOBER 14, 1999 OF RECORD IN BOOK 11707, PAGE 167, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 327 IDLEWILD AVENUE, MADISON, TENNESSEE 37115 (A/K/A 327 IDLEWILD DRIVE, MADISON, TENNESSEE 37115).

I, **J. PHILLIP JONES,** Substitute Trustee, convey to **EMPIRE REAL ESTATE, LLC,** 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 **JUNE 3, 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 **JUNE 3, 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 **$ 42,100.00**.

Affiant

Subscribed and sworn to before me, this **3RD day of JUNE, 2011.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County