This instrument prepared by:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 059 08 0 220.00
213 MILL STATION COURT
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
JAMES J. REESE JR.
8444 MERRYMOUNT DR.
NASHVILLE, TN 37221

BILL GARRETT, Davidson County
Trans:T20110048790 DEEDTRS
Recvd: 08/09/11 15:05 2 pgs
Fees:13.00 Taxes:388.50
20110809-0061404

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 9, 2007, FIRST AMERICAN TITLE COMPANY,** was named Trustee in a Deed of Trust of even date executed by **PRENTICE C. LEONARD, A MARRIED MAN (JOINED BY HIS WIFE, KARLA LEONARD),** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$148,000.00**, principal and interest at **7.1250%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070508-0055344** 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. 20110622-0047694** 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: **JULY 1, 2011/ JULY 8, 2011/ JULY 15, 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, JULY 29, 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 **JAMES J. REESE JR., 8444 MERRYMOUNT DR., NASHVILLE, TN 37221,** submitted the highest and best bid in the amount of **$ 82,353.04** .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **JAMES J. REESE JR.,** 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 LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 ON THE PLAN OF CLAYMILLE STATION, PHASE THREE, OF RECORD IN BOOK 6900, PAGE 648, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PRENTICE C. LEONARD AND WIFE, KARLA LEONARD, AS TENANTS BY THE ENTIRETY, BY DEED DATED JANUARY 31, 2005 OF RECORD IN INSTRUMENT NO. 20050204-0013433, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM PRENTICE C. LEONARD AND WIFE, KARLA LEONARD TO PRENTICE C. LEONARD, BY QUITCLAIM DEED DATED APRIL 9, 2007 OF RECORD IN INSTRUMENT NO. 20070508-0055343, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 213 MILL STATION COURT, NASHVILLE, TENNESSEE 37207.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **JAMES J. REESE JR.**, 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 **JULY 29, 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 **JULY 29, 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 $ 82,353.04

Affiant

Subscribed and sworn to before me, this **29TH day of JULY, 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 TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 105,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 9 DAY OF Aug. 2011

Deputy Register