This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 108 16 0 262.00
1423 TIMBER VALLEY DRIVE
NASHVILLE, TENNESSEE 37214

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION
800 MORELAND ST.
OWENSBORO, KY 42301

TRUSTEE'S DEED

WHEREAS, on **MAY 23, 2008**, **J. PHILLIP JONES,** was named Trustee in a Deed of Trust of even date executed by **SUE ANN MORELLI (UNMARRIED),** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$94,372.00**, principal and interest at **6.00%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20080603-0056310,** 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 Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20080603-0056310** 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: **JULY 1, 2011/ JULY 8, 2011/ JULY 15, 20111** 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, SEPTEMBER 9, 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, NATIONAL ASSOCIATION, 800 MORELAND ST., OWENSBORO, KY 42301**, submitted the highest and best bid in the amount of $ 103,076.52 .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute 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 LOT NO. 47-B OF THE ZONE LOT DIVISION OF LOT NO. 47, PERCY PRIEST WOODS SUBDIVISION SEC. 2, OF RECORD IN PLAT BOOK 5800, PAGE 259 AND AMENDED IN PLAT BOOK 6250, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUE ANN MORELLI, BY QUITCLAIM DEED DATED OCTOBER 24, 1990 OF RECORD IN BOOK 8223, PAGE 738, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO REAL PROPERTY SUBORDINATION AGREEMENT OF RECORD IN INSTRUMENT NO. 20080603-0056311 WHEREIN THE DEED OF TRUST IN INSTRUMENT NO. 20070614-0071527 WAS SUBORDINATED TO THE DEED OF TRUST IN INSTRUMENT NO. 20080603-0056310, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1423 TIMBER VALLEY DRIVE, NASHVILLE, TENNESSEE 37214

BILL GARRETT, Davidson County
Trans:T20110056631 DEEDTRS
Recvd: 09/13/11 09:19 2 pgs
Fees:13.00 Taxes:381.38
20110913-0070858

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK, NATIONAL ASSOCIATION,** 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 **SEPTEMBER 9 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 **SEPTEMBER 9, 2011.**

Notary Public

My Commission Expires: 3-4-13

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is $ 103,076.52

Affiant

Subscribed and sworn to before me, this **9TH day of SEPTEMBER, 2011.**

Notary Public

My Commission Expires: 3-4-13

JOYCE FULTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

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