This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID# 150 03 0 128.00
3101 JUSTIN TOWNE COURT
ANTIOCH, TENNESSEE 37013
(A/K/A 3201 COUNTRY WAY ROAD
ANTIOCH, TENNESSEE 37013
PER PROPERTY ASSESSOR)

BILL GARRETT, Davidson County
Trans:T20110056635 DEEDTRS
Recvd: 09/13/11 09:22 2 pgs
Fees:13.00 Taxes:364.06
20110913-0070861

NO MORTGAGE
New Owner - Send Tax Bills:
PNC MORTGAGE
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 17, 2007**, **JOHN O. RHEA** was named Trustee in a Deed of Trust of even date executed by **MORGAN C. ANDERSON, A MARRIED MAN AND LISA THIPHAVONG, AN UNMARRIED WOMAN,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$94,254.00**, principal and interest at **6.500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20071023-0125235,** 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. 20110628-0049144** 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 8, 2011/ JULY 15, 2011/ JULY 22, 2011** in the **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 and public announcement 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 **PNC MORTGAGE, A DIVISION OF PNC BANK, N.A. S/B/M TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK, 3232 NEWMARK DRIVE, MIAMISBURG, OH 45342**, submitted the highest and best bid, on behalf of **PNC MORTGAGE,** in the amount of $98,393.35.

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **PNC MORTGAGE**, 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. 5A, ZONE LOT DIVISION LOTS 5, 27, 28 & 31, JUSTIN TOWNE, SECTION TWO, AS OF RECORD IN PLAT BOOK 5200, PAGE 459 AND AMENDED IN PLAT BOOK 5200, PAGE 536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MORGAN C. ANDERSON, A MARRIED MAN AND LISA THIPHAVONG, AN UNMARRIED WOMAN, BY DEED DATED OCTOBER 17, 2007 OF RECORD IN INSTRUMENT NO. 20071023-0125234, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3101 JUSTIN TOWNE COURT, ANTIOCH, TENNESSEE 37013 (A/K/A 3201 COUNTRY WAY ROAD, ANTIOCH, TENNESSEE 37013, PER PROPERTY ASSESSOR).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **PNC MORTGAGE,** 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. Jones Substitute Trustee

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.**

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

Joyce Fultz

Notary Public

My Commission Expires: 3-4-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 98,393.35

Affiant

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

Joyce Fultz

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