This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 158 04 0A 080.00
22 ANNANDALE DRIVE
NASHVILLE, TENNESSEE 37215
(A/K/A 22 ANNANDALE
NASHVILLE, TENNESSEE 37215)

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

BILL GARRETT, Davidson County
Trans:T20110064992 DEEDTRS
Recvd: 10/18/11 10:04 2 pgs
Fees:13.00 Taxes:470.47
20111018-0080852

TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 1, 2006, J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **PAULA E. NESBITT AND WARREN E. NESBITT, WIFE AND HUSBAND**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$126,000.00**, principal and interest at **4.62500%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060914-0113985, AND LOAN EXTENSION OF THE PROMISSORY NOTE AND DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20091118-0106271** 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. 20060914-0113985, AND LOAN EXTENSION OF THE PROMISSORY NOTE AND DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20091118-0106271** 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: **JUNE 3, 2011/ JUNE 10, 2011/ JUNE 17, 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 1, 2011 AT 1:00 P.M. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO AUGUST 12, 2011 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO SEPTEMBER 9, 2011, AND BY PUBLIC ANNOUNCEMENT CONTINUED TO OCTOBER 7, 2011 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 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 $ 127,154.23 .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, 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 105, OTTER WOOD, SECTION TWO, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 599, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WARREN E. NESBITT AND WIFE, PAULA E. NESBITT, AS TENANTS BY THE ENTIRETY BY DEED DATED JULY 30, 2004 OF RECORD IN INSTRUMENT NO. 20040802-0092274, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS UNIMPROVED PROPERTY KNOWN AS 22 ANNANDALE DRIVE, NASHVILLE, TENNESSEE 37215 (A/K/A 22 ANNANDALE, NASHVILLE, TENNESSEE 37215).

I, **J. PHILLIP JONES**, Trustee, convey to **U.S. BANK NATIONAL ASSOCIATION,** all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as 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 **OCTOBER 7, 2011.**

J. G. Jones, Trustee

J. PHILLIP JONES
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**, 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 **OCTOBER 7, 2011.**

Elizabeth P. Guye

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 $ 127,154.23

Affiant

Subscribed and sworn to before me, this **7TH day of OCTOBER, 2011.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

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

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County