This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 150 10 0 083.00
3405 TOWNESHIP ROAD
ANTIOCH, TENNESSEE 37013

NO MORTGAGE
New Owner - Send Tax Bills:
MELVIN & JULIA RIPPLINGER
3801 WATERFORD WAY
ANTIOCH, TN 37013

BILL GARRETT, Davidson County
Trans:T20120021342 DEEDTRS
Recvd: 03/23/12 13:57 2 pgs
Fees:13.00 Taxes:222.00
20120323-0025025

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 25, 2005, CUMBERLAND TITLE** was named Trustee in a Deed of Trust of even date executed by **EDGARD F. MARTINEZ AND JAMIE MARTINEZ, HUSBAND AND WIFE,** conveying to them 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 **7.4900%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20050809-0093835** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20120130-0008401** 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: **FEBRUARY 17, 2012/ FEBRUARY 24, 2012/ MARCH 2, 2012** 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, MARCH 16, 2012 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 **MELVIN & JULIA RIPPLINGER, 3801 WATERFORD WAY, ANTIOCH, TN 37013,** submitted the highest and best bid in the amount of **$ 60,001.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **MELVIN & JULIA RIPPLINGER,** 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. 265, ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION THREE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5200, PAGES 268 & 269, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO EDGARD F. MARTINEZ, UNMARRIED, BY DEED DATED MARCH 9, 2004 OF RECORD IN INSTRUMENT NO. 20040317-0030046, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3405 TOWNESHIP ROAD, ANTIOCH, TENNESSEE 37013.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **MELVIN & JULIA RIPPLINGER,** 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 **MARCH 16, 2012.**

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 **MARCH 16, 2012.**

Notary Public

My Commission Expires: OCT 21, 2013

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is **$ 60,001.00**.

Affiant

Subscribed and sworn to before me, this **16TH day of MARCH, 2012.**

Notary Public

My Commission Expires: OCT 21, 2013

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN