This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 118 01 0 408.00
2702 9TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37204

BILL GARRETT, Davidson County
Trans:T20120021955 DEEDTRS
Recvd: 03/26/12 16:04 2 pgs
Fees:13.00 Taxes:1228.03
20120326-0025776

NO MORTGAGE
New Owner - Send Tax Bills:
WILLIAM H. SMALLMAN
P.O. BOX 158444
NASHVILLE, TN 37215

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 8, 2004, FMLS, INC.** was named Trustee in a Deed of Trust of even date executed by **DEAWNA SHAWN HEFLIN, A SINGLE WOMAN**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$248,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20041015-0124178, AS MODIFIED IN INSTRUMENT NO. 20100614-0046021,** 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. 20110601-0041493,** 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 24, 2012/ MARCH 2, 2012/ MARCH 9, 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 **WILLIAM H. SMALLMAN, P.O. BOX 158444. NASHVILLE, TN 37215**, submitted the highest and best bid in the amount of **$ 264,806.99 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **WILLIAM H. SMALLMAN**, 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 PART OF LOT NO. 12 ON THE MAP OF BRANSFORD REALTY COMPANY'S MONTROSE PARK SUBDIVISION OF RECORD IN BOOK 547, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 9TH AVENUE, SOUTH, AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO GEORGE W. FOREHAND BY DEED FROM F.A. SHELBY AND WIFE, OF RECORD IN BOOK 1389, PAGE 351, SAID REGISTER'S OFFICE; THENCE WITH SAID FOREHAND'S SOUTHERN BOUNDARY LINE EASTWARDLY 72.0 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF LOT NO. 11 ON SAID PLAN; THENCE WITH THE LINE BETWEEN LOTS NOS. 11 AND 12 SOUTHWARDLY 50.3 FEET; THENCE WESTWARDLY 79.6 FEET TO THE EASTERLY MARGIN OF 9TH AVENUE, SOUTH; THENCE WITH THE SAME NORTHWARDLY 64.3 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DEAWNA SHAWN HEFLIN, A SINGLE PERSON, BY DEED DATED OCTOBER 8, 2004 OF RECORD IN INSTRUMENT NO. 20041015-0124177, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2702 9TH AVENUE SOUTH, NASHVILLE, TENNESSEE 37204.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **WILLIAM H. SMALLMAN** 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: 12/1/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is $ 331,900.

Affiant

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

Notary Public

My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY