This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203

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

PARCEL ID: 096 13 0 101.00
832 KENT ROAD
NASHVILLE, TENNESSEE 37214

BILL GARRETT, Davidson County
Trans:T20120032677 DEEDTRS
Recvd: 05/03/12 14:24 2 pgs
Fees:13.00 Taxes:459.47
20120503-0038228

TRUSTEE'S DEED

WHEREAS, on **APRIL 5, 2007, J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **MIGHAN A. BUTLER (A/K/A MIGHAN ANN BUTLER) AND ROBERT BUTLER (A/K/A ROBERT ALLEN BUTLER, A/K/A ROBERT A. BUTLER), WIFE AND HUSBAND,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$121,531.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20070418-0046165,** 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. 20070418-0046165** 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: **APRIL 6, 2012/ APRIL 13, 2012/ APRIL 20, 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, APRIL 27, 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 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 $ 124,180.51 .

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 1, TWIN LAWN, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2854, PAGE 44, 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 MIGHAN A. BUTLER, MARRIED, BY DEED DATED JUNE 22, 2004 OF RECORD IN INSTRUMENT NO. 20040622-0073771, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM ROBERT ALLEN BUTLER TO MIGHAN ANN BUTLER, BY QUITCLAIM DEED DATED APRIL 3, 2010 OF RECORD IN INSTRUMENT NO. 20100409-0027079, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 832 KENT ROAD, NASHVILLE, TENNESSEE 37214.

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 waranties 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 **APRIL 27, 2012.**

J. Phillip 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 **APRIL 27, 2012.**

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, whicheveris greater for this transfer is $ 104,180.57

Affiant

Subscribed and sworn to before me, this **27TH day of APRIL, 2012.**

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