This instrument prepared by:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID# 071 08 0 131.00
2009 JONES CIRCLE
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
CITIMORTGAGE, INC.
1000 TECHNOLOGY DR., MS 314
O'FALLON, MO 63308

BILL GARRETT, Davidson County
Trans:T20120032677 DEEDTRS
Recvd: 05/03/12 14:25 2 pgs
Fees:13.00 Taxes:382.23
20120503-0038230

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 31, 2007, EMMETT JAMES HOUSE OR BILL R. MCLAUGHLIN** was named Trustee in a Deed of Trust of even date executed by **JEFF L. MABRY (A/K/A JEFFREY LELAND MABRY) AND CATHY L. MABRY (A/K/A CATHY LAVON MABRY), HUSBAND AND WIFE** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$136,500.00**, principal and interest at **7.6250%** per annum on the unpaid balance, said Deed of Trust being recorded in **I INSTRUMENT NO. 20070803-0092433** 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. 20100820-0065815** 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 AND BY PUBLIC ANNOUNCEMENT POSTPONED TO 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 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 **CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, MS 314, O'FALLON, MISSOURI 63308**, submitted the highest and best bid in the amount of **$ 103,304.71** .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **CITIMORTGAGE, INC.**, 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. 154, ON THE MAP OF JOYWOOD HEIGHTS, SECTION ONE, AS OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, DESCRIPTION AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF JONES CIRCLE AT THE CORNER OF LOT NOS. 154 AND 155; THENCE WITH SAID CIRCLE SOUTHWESTERLY 162.4 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, EASTWARDLY 43.4 FEET TO THE WESTERLY MARGIN OF JONES AVENUE; THENCE WITH SAID AVENUE, NORTHEASTWARDLY 99.4 FEET TO A CORNER OF LOTS NOS. 153 AND 154; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWESTWARDLY 88.5 FEET TO THE COMMON CORNER OF LOTS NOS. 153, 154 AND 155; THENCE WITH LINE BETWEEN SAID LOTS NOS. 154 AND 155 SOUTHWESTWARDLY 124 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CATHY L. MABRY, HIS/HER/THEIR HEIRS AND ASSIGNS FOREVER, BY SPECIAL WARRANTY DEED DATED JULY 6, 2006 OF RECORD IN INSTRUMENT NO. 20061025-0132224, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE RIGHT OF REDEMPTION IN FAVOR OF TENNESSEE DEPARTMENT OF REVENUE.

THIS IS IMPROVED PROPERTY KNOWN AS 2009 JONES CIRCLE, NASHVILLE, TENNESSEE 37207.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CITIMORTGAGE, INC.**, 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 referredo and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **APRIL 27, 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 **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, whichever is greater for this transfer is $103,304.72

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
1800 HAYES STREET
NASHVILLE, TN 37203

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County