This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 142 09 0A 038.00
828 TODD PREIS DRIVE, #27-A
NASHVILLE, TENNESSEE 37221
(A/K/A 828 TODD PREIS DRIVE
NASHVILLE, TENNESSEE 37221)

NO MORTGAGE
New Owner - Send Tax Bills:
JACK HOLT
365 RIVER DRIVE
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20120040494 DEEDTRS
Recvd: 06/01/12 15:55 2 pgs
Fees:13.00 Taxes:230.27
20120601-0047900

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 31, 2007, TRANSTAR NATIONAL TITLE**, was named Trustee in a Deed of Trust of even date executed by **ARCH L. QUALLS (A/K/A ARCH LAFAYETTE QUALLS) AND GWEN L. QUALLS (F/K/A GWEN L. BROWNING, A/K/A GWENDOLYN GREB THOMPSON)**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$45,000.00**, principal and interest at **9.4000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20070910-0108070** 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. 20120413-0031455** 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: **APRIL 27, 2012/ MAY 4, 2012/ MAY 11, 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, MAY 25, 2012 AT 1:00 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 **JACK HOLT, 365 RIVER DR., MT. JULIET, TN 37122**, submitted the highest and best bid in the amount of **$50,235.00**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **JACK HOLT** 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 27-A ON THE PLAN OF SECTION 2, DORAL COUNTRY VILLA, OF RECORD IN BOOK 4860, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

THERE IS CONVEYED WITH THE ABOVE DESCRIBED INDIVIDUAL CONDOMINIUM UNIT AN UNDIVIDED INTEREST IN AND TO THE GENERAL AND/OR RESTRICTED COMMON AREASAND FACILITIES OF SECTION 2, DORAL COUNTRY VILLA, AS SAID AREAS ARE SET FORTH AND DEFINED IN MASTER DEED AND BY-LAWS OF RECORD IN BOOK 5011, PAGE 395; BOOK 5015, PAGE 251; BOOK 3048, PAGE 715 AND BOOK 5124, PAGE 185 AND CHARTER OF RECORD IN BOOK 5220, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO WHICH REFERENCE IS HEREBY MADE FOR MORE PARTICULARS.

BEING THE SAME PROPERTY CONVEYED TO GWEN L. BROWNING, UNMARRIED, BY DEED DATED SEPTEMBER 28, 1993 OF RECORD IN BOOK 9100, PAGE 66, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM GWEN L. QUALLS, FORMERLY KNOWN AS GWEN L. BROWNING TO GWEN L. QUALLS AND ARCH L. QUALLS, WIFE AND HUSBAND, BY QUITCLAIM DEED DATED AUGUST 31, 2007 OF RECORD IN INSTRUMENT NO. 20070910-0108069, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 828 TODD PREIS DRIVE, #27-A, NASHVILLE, TENNESSEE 37221 (A/K/A 828 TODD PREIS DRIVE, NASHVILLE, TENNESSEE 37221).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **JACK HOLT,** 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 **MAY 25, 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 **MAY 25, 2012.**

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 ~~$50,235.00~~

Affiant

Subscribed and sworn to before me, this **25TH day of MAY, 2012.**

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 62,235.00
Jack Holt, **Affiant**
Subscribed and sworn before me this the
1ST **Day of** June, 2012
L. Chandler, **Deputy Register**