This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 060 07 0 115.00
138 EWING DRIVE
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK NATIONAL ASSOCIATION, N.D.
205 W. 4TH STREET SUITE 500
CINCINNATI, OH 45202

BILL GARRETT, Davidson County
Trans:T20120054290 DEEDTRS
Recvd: 07/24/12 13:48 2 pgs
Fees:13.00 Taxes:837.48
20120724-0064999

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 12, 2004, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, was named Trustee in a Deed of Trust of even date executed by **COLLOTTA JOHNSON (A/K/A COLLOTTA D. JOHNSON) AND HUSBAND, REGINALD V. JOHNSON (A/K/A REGINALD VERNON JOHNSON, A/K/A REGINALD JOHNSON, A/K/A REGINALD V. JOHNSON, JR.)**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$230,000.00**, principal and interest at **5.3000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20040405-0038305** 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. 20120612-0051145** 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: **JUNE 22, 2012/ JUNE 29, 2012/ JULY 6, 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, JULY 20, 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 **U.S. BANK NATIONAL ASSOCIATION, N.D., 205 W. 4TH STREET, SUITE 500, CINCINNATI, OH 45201**, submitted the highest and best bid in the amount of $ 226,347.20 .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK NATIONAL ASSOCIATION, N.D.**, 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 THE NORTHERLY PART OF LOT NO. 4 ON THE MAP SHOWING THE SUBDIVISION OF THE JAMES CUNNINGHAM PLACE, OF RECORD IN BOOK 421, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 4 FRONTS 197.5 FEET ON THE SOUTHERLY SIDE OF EWING LANE AND EXTENDS BACK 480.84 FEET ON THE EASTERLY LINE, AS MEASURED FROM THE CENTER OF SAID ROAD, TO A DEAD LINE, WHICH IS 30 FEET NORTH OF THE NORTHERLY MARGIN OF STANWYCK DRIVE, MEASURING 197.5 FEET ON SAID DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO COLLOTTA JOHNSON, MARRIED, BY DEED DATED MARCH 12, 2004 OF RECORD IN INSTRUMENT NO. 20040405-0038304, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM REGINALD JOHNSON TO COLLOTTA JOHNSON, BY QUITCLAIM DEED DATED APRIL 7, 2004 OF RECORD IN INSTRUMENT NO. 20040412-0040690, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS.138 EWING DRIVE, NASHVILLE, TENNESSEE 37207.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK NATIONAL ASSOCIATION, N.D.,** 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 **JULY 20, 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 **JULY 20, 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 **$ 226,347.20**

Affiant

Subscribed and sworn to before me, this **20TH day of JULY, 2012.**

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