This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 162 06 0 308.00
191 OLD TUSCULUM ROAD
ANTIOCH, TENNESSEE 37013

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:T20120074173 DEEDTRS
Recvd: 10/02/12 08:43 2 pgs
Fees:13.00 Taxes:264.31
20121002-0089460

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 14, 2006, WALTER H. NEILSEN**, was named Trustee in a Deed of Trust of even date executed by **KEOKANYA KANYA SOURIGNAVONG, A/K/A KEOKANYA TONYA SOURIGNAVONG, A/K/A KEOKANYA SOURIGNAVONG (JOINED BY HER HUSBAND, PHIKOUNITHONG SOURIGNAVONG)**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$126,000.00**, principal and interest at **8.5000%** per annum on the unpaid balance, said Deed of Trust being recorded in **INSTRUMENT NO. 20060719-0087166** 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. 20120409-0030226** 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. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO JULY 20, 2012 AT 3:00 P.M. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO AUGUST 31, 2012 AT 1:00 P.M. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO SEPTEMBER 28, 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 **$ 71,435.00** .

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF J.T. TOWNES PROPERTY, AS OF RECORD IN PLAT BOOK 4300, PAGE 182, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 4651, PAGE 679, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEOKANYA TONYA SOURIGNAVONG (A/K/A KEOKANYA KANYA SOURIGNAVONG), BY DEED DATED JANUARY 31, 2002 OF RECORD IN INSTRUMENT NO. 20020206-0016737 AS CORRECTED IN INSTRUMENT NO. 20060719-0087165, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 191 OLD TUSCULUM ROAD, ANTIOCH, TENNESSEE 37013.

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 **SEPTEMBER 28, 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 **SEPTEMBER 28, 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 $ 71,435.00 .

Affiant

Subscribed and sworn to before me, this **28TH day of SEPTEMBER, 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