BILL GARRETT, Davidson County
Trans:T20120074173 DEEDTRS
Recvd: 10/02/12 08:45 2 pgs
Fees:13.00 Taxes:458.06
20121002-0089461

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 052 01 0C 043.00
609 PRISCILLA COURT
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST..
OWENSBORO, KY 42301

TRUSTEE'S DEED

WHEREAS, on MAY 25, 2006, J. PHILLIP JONES was named Trustee in a Deed of Trust of even date executed by DORIS J. HARDY (AKA DORIS JEAN HARDY) (AKA DORIS HARDY) (AKA D. J. HARDY) (AKA D. HARDY) (UNMARRIED) conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $114,187.00, principal, said Deed of Trust being recorded in INSTRUMENT NO. 20060601-0064600 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 Trustee under said Deed of Trust by instrument of record in INSTRUMENT NO. 20060601-0064600 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: SEPTEMBER 7, 2012/ SEPTEMBER 14, 2012/ SEPTEMBER 21, 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, 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 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, 4801 FREDERICA ST., OWENSBORO, KY 42301, submitted the highest and best bid in the amount of $ 123,800.48 .

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, towit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF NEELY'S CHASE REVISED, OF RECORD IN BOOK 7900, PAGE 196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DORIS JEAN HARDY, UNMARRIED, BY DEED DATED NOVEMBER 22, 2002 OF RECORD IN INSTRUMENT NO. 20021126-0146576, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 609 PRISCILLA COURT, MADISON, TN 37115.

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 **SEPTEMBER 28, 2012.**

J. 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 **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 $ 123,800.48

Affiant

Subscribed and sworn to before me, this **28TH day of SEPTEMBER, 2012.**

Elizabeth P. Guye

Notary Public

My Commission Expires: 1/21/2013

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

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