This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 075 04 0 210.00
4743 TRENTON DRIVE
HERMITAGE, TENNESSEE 37076

NO MORTGAGE
New Owner - Send Tax Bills:
BAYVIEW LOAN SERVICING, LLC
5TH FLOOR MERRICK PARK PLAZA
4425 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

BILL GARRETT, Davidson County
Trans:T20120082527 DEEDTRS
Recvd: 10/30/12 13:58 2 pgs
Fees:13.00 Taxes:164.93
20121030-0099557

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 16, 1998, FIDELITY MORTGAGE TRUSTEE SERVICE** was named Trustee in a Deed of Trust of even date executed by **CLARENCE C. COCKRILL (A/K/A CLARENCE E. COCKRILL, A/K/A CLARENCE E. COCKRILL, JR, A/K/A CLARENCE F. COCKRILL) AND WIFE, WILHELMINA COCKRILL (A/K/A WILHELMINA WEBB COCKRILL),** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$84,000.00**, principal, said Deed of Trust being recorded in **BOOK 11223, PAGE 556,** 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. 20120927-0088237** 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: **OCTOBER 5, 2012/ OCTOBER 12, 2012/ OCTOBER 19, 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, OCTOBER 26, 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,** 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 **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 5TH FLOOR MERRICK PARK PLAZA, 4425 PONCE DE LEON BLVD, CORAL GABLES, FL 33146,** submitted the highest and best bid in the amount of $ 44,575.36.

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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. 439 ON THE PLAN OF TULIP GROVE, SECTION SEVEN, AS OF RECORD IN BOOK 4300, PAGE 186, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE E. COCKRILL AND WIFE, WILHELMINA COCKRILL, BY DEED DATED DECEMBER 31, 1979 OF RECORD IN BOOK 5551, PAGE 241, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4743 TRENTON DRIVE, HERMITAGE, TENNESSEE 37076.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, all the rights conveyed tome as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all myactions 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 **OCTOBER 26, 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 **OCTOBER 26, 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 44,575.32

Affiant

Subscribed and sworn to before me, this **26TH day of OCTOBER, 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
1800 HAYES STREET
NASHVILLE, TN 37203