THIS INSTRUMENT PREPARED BY:

Johnson & Freedman, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329
(770) 234-9181

BILL GARRETT, Davidson County
Trans:T20120095682 DEEDTRS
Recvd: 12/14/12 09:55 2 pgs
Fees:13.00 Taxes:4025.47

20121214-0115195

RETURN TO:
Nationwide Trustee Services, Inc.
400 Northridge Road Suite 700- MC- 7
Sandy Springs, Georgia 30350

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 18, 2006, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20060419-0044857 ("Deed of Trust"), J Brian Jones and Jennifer D Jones conveyed to Larry A. Weissman, as Trustee, in the amount of $1,000,000 payable to Mortgage Electronic Registration Systems, Inc., as sole nominee for SunTrust Mortgage Inc. the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Suntrust Bank, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20121017-0095072 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to Tenn. Code Ann. § 35-5-117, not less than sixty (60) days prior to the first publication required by § 35-5-101, the notice of the right to foreclose was properly sent, if so required; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 09/14/2012, 09/21/2012, 09/28/2012, in Davidson A.M., by which advertisement the sale was held on November 8, 2012, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, at Instrument No. 20100917-0073993, Instrument No. 20110429-0032779. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

WHEREAS, at the time and place mentioned in said advertisement, Phil Young, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Suntrust Bank, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 1,087,965.25; and

WHEREAS, the holder of said debt for which the property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Suntrust Bank as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Nationwide Trustee Services, Inc., as Substitute Trustee, does hereby grant, bargain, sell and convey unto the said Suntrust Bank, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Plat of Bancroft of record in Plat Book 9700, pages 326-327, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Being the same property conveyed to J. Brian Jones and wife, Jennifer D. Jones by deed dated December 9, 2004 from Richard M. Small of record in Instrument #20041214-0148144, said Register's Office.

The last recorded Warranty Deed was filed of record at Instrument Number 20041214-0148144 in the Register's Office of Davidson County, Tennessee.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Suntrust Bank, its successors and assigns forever, to whom the said, Nationwide Trustee Services, Inc., as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Nationwide Trustee Services, Inc., Substitute Trustee, has hereunto set his hand, this 8th day of November, 2012.

Nationwide Trustee Services, Inc.
Substitute Trustee
By: Leon Watts
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF FULTON

On this 8th day of November, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Leon Watts, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Nationwide Trustee Services, Inc., the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2013

MARY C. NESBY NOTARY PUBLIC DeKALB COUNTY EXPIRES GEORGIA MAR. 30, 2013

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STATE OF GEORGIA
COUNTY OF FULTON
I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,087,965.25, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 8th day of November, 2012.

Mary C. Nesby
Notary Public

My Commission Expires: 3/30/2013

MARY C. NESBY NOTARY PUBLIC DeKALB COUNTY EXPIRES GEORGIA MAR. 30, 2013

File No. 1328212
Property Address: 104 Bancroft Court, Nashville, TN 37215
Tax Parcel ID No.: 144-00-0-094.00

Mail Tax Notices To and Property Owner:

Suntrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224
866-384-0903