This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID# 119 14 0 046.00
255 TANKSLEY AVENUE
NASHVILLE, TENNESSEE 37211
(A/K/A E. TANKSLEY AVENUE
NASHVILLE, TENNESSEE 37211)

NO MORTGAGE
New Owner - Send Tax Bills:
ENEFDI, LLC
1100 RUSSELL STREET #106
NASHVILLE, TN 37206

BILL GARRETT, Davidson County
Trans:T20130000852 DEEDTRS
Recvd: 01/03/13 15:40 2 pgs
Fees:13.00 Taxes:203.50
20130103-0001027

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **FEBRUARY 27, 2004, USA TITLE & ESCROW,** was named Trustee in a Deed of Trust of even date executed by **JANICE L. JUDKINS (A/K/A JANICE L. JOHNSON, A/K/A JANICE LEE JUDKINS) AND JOHN B. JUDKINS, WIFE AND HUSBAND,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$88,000.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20040308-0025967,** 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. 20121002-0090090** 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: **NOVEMBER 2, 2012/ NOVEMBER 9, 2012/ NOVEMBER 16, 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, DECEMBER 7, 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 **ENEFDI, LLC, 1100 RUSSELL STREET #106, NASHVILLE, TN 37206,** submitted the highest and best bid in the amount of **$ 55,000.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **ENEFDI, LLC,** 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 LOT NO. 25 ON BLOCK D OF THE PLAN OF WOODBINE COURTS, SECTION 2, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY BY BLANCHARD AND PARRIS, ENGINEERS, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF TANKSLEY AVENUE AT THE CORNER OF LOTS 25 AND 26, BEING 525 FEET, MORE OR LESS, EAST OF THE EASTERLY MARGIN OF SIMMONS AVENUE; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 156.5 FEET TO THE COMMON CORNER OF LOTS 4, 5, 25, AND 26; THENCE WITH THE LINE BETWEEN LOTS 5, 6, 24, AND 25; THENCE WITH THE LINE BETWEEN LOTS 24 AND 25, NORTHWARDLY 156.5 FEET TO THE SOUTHERLY MARGIN OF TANKSLEY AVENUE; THENCE WITH SAID AVENUE, WESTWARDLY 75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN B. JUDKINS AND JANICE L. JOHNSON, UNMARRIED, BY DEED DATED NOVEMBER 28, 1990 OF RECORD IN BOOK 8245, PAGE 898, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 255 TANKSLEY AVENUE, NASHVILLE, TENNESSEE 37211 (A/K/A E. TANKSLEY AVENUE, NASHVILLE, TENNESSEE 37211).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **ENEFDI, LLC,** 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 **DECEMBER 7, 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 **DECEMBER 7, 2012.**

Notary Public

My Commission Expires: 10-18-16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is $ 55,000.00

Affiant

Subscribed and sworn to before me, this 7TH day of **DECEMBER, 2012.**

Notary Public

My Commission Expires: 10-18-16

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016