This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 034 09 0 012.00
311 W. MONTICELLO AVENUE
GOODLETTSVILLE, TENNESSEE 37072

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION, N.D.
200 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55402

BILL GARRETT, Davidson County
Trans:T20130008356 DEEDTRS
Recvd: 01/31/13 08:27 2 pgs
Fees:13.00 Taxes:292.30

20130131-0009883

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 9, 2005, I. DYKE TATUM** was named Trustee in a Deed of Trust of even date executed by **DARRELL A. DANFORTH (A/K/A DARRELL DANFORTH) AND RUBY D. DANFORTH (A/KA/ RUBY D. LUTZ DANFORTH, A/K/A RUBY D. LUTZ), HUSBAND AND WIFE,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$113,600.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20051215-0150692** 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 OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20121217-0115927** 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: **DECEMBER 28, 2012/ JANUARY 4, 2013/ JANUARY 11, 2013** 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, JANUARY 25, 2013 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., 200 SOUTH SIXTH STREET MINNEAPOLIS, MN 55402,** submitted the highest and best bid in the amount of **$ 79,000.00** .

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 150 FEET OF LOT NO. 27 ON THE MAP OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, OF RECORD IN BOOK 421, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 25, ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NO'S 25 AND 27 EASTWARDLY 150 FEET; THENCE NORTHWARDLY 476 FEET TO A POINT IN THE SOUTHERN BOUNDARY LINE OF LOT NO. 29 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NO'S 27 AND 29 WESTWARDLY 150 FEET TO THE SOUTHWEST CORNER OF SAID LOT NO. 29, SAID POINT BEING IN THE EASTERLY MARGIN OF A 3 FOOT STRIP DEDICATED FOR PUBLIC USE; THENCE WITH THE EASTERLY MARGIN OF SAID STRIP SOUTHWARDLY 476 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM DARREL A. DANFORTH TO RUBY D. LUTZ DANFORTH, A/K/A RUBY D. LUTZ, BY QUITCLAIM DEED DATED APRIL 29, 1986 OF RECORD IN BOOK 6845, PAGE 620, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM RUBY D. DANFORTH (SURVIVING SPOUSE) TO DARRELL DANFORTH AND RUBY D. DANFORTH, BY QUITCLAIM DEED DATED MARCH 27, 2002 OF RECORD IN INSTRUMENT NO. 20020917-0113285, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 311 W. MONTICELLO AVENUE, GOODLETTSVILLE, TENNESSEE 37072.

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 **JANUARY 25, 2013**.

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 **JANUARY 25, 2013.**

Jessica Binkley
Notary Public

My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$ 79,000.00**

Affiant

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

Subscribed and sworn to before me, this **25TH day of JANUARY, 2013.**

Jessica Binkley
Notary Public

My Commission Expires: 10-18-16

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

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