BILL GARRETT, Davidson County
Trans:T20130033042 DEEDTRS
Recvd: 04/23/13 09:07 2 pgs
Fees:13.00 Taxes:384.13
20130423-0040053

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203

PARCEL ID: 081 06 0 347.00
2103 23RD AVENUE NORTH
NASHVILLE, TENNESSEE 37208

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 27, 2006, I. DYKE TATUM** was named Trustee in a Deed of Trust of even date executed by **JAMAR D. JACKSON (A/K/A JAMAR JACKSON, A/K/A J.D. JACKSON) AND TIFFANY R. JACKSON (A/K/A TIFFANY JACKSON, A/K/A T.R. JACKSON), HUSBAND AND WIFE,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$105,306.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20060405-0038696,** 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 AND JESSICA D. BINKLEY**, either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20130304-0021494,** 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 realestate 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: **MARCH 22, 2013/ MARCH 29, 2013/ APRIL 5, 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, APRIL 19, 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, 4801 FREDERICA ST, OWENSBORO, KY 42301**, submitted the highest and best bid in the amount of **$ 103,818.68 .**

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,** 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:

A PARCEL OF LAND INHERITED FROM DR. MATTHEW WALKER, ORIGINALLY CONVEYED FROM AGNES LOUISE PENTECOST YANEY TO MATTHEW WALKER AND WIFE, ALICE J. WALKER BY DEED OF RECORD IN BOOK 4821, PAGE 429, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING THE EAST PART OF LOT NO. 3 ON THE MAP OF THE SUBDIVISION (ERRONEOUSLY REFERRED TO AS OF THE SUBDIVISION OF THE SUBDIVISION IN LEGAL DESCRIPTION ON DEED OF TRUST) OF THE WESLEY HYDE PROPERTY OF RECORD IN MINUTE BOOK 66, PAGE 15, IN THE CHANCERY COURT AT NASHVILLE.

SAID PART OF SAID LOT NO. 3 FRONTS 48 FEET ON THE WEST SIDE OF 23RD AVENUE, NORTH, AND RUNS BACK BETWEEN PARALLEL LINES, AS MEASURED FROM THE CENTER LINE OF 23RD AVENUE, NORTH, 150 FEET TO A DEAD LINE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMAR D. JACKSON AND WIFE, TIFFANY R. JACKSON, BY WARRANTY DEED DATED MARCH 27, 2006 OF RECORD IN INSTRUMENT NO. 20060405-0038695, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2103 23RD AVENUE NORTH, NASHVILLE, TENNESSEE 37208.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK NATIONAL ASSOCIATION,** 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 **APRIL 19, 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 **APRIL 19, 2013.**

Notary Public

My Commission Expires: 10-18-16

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is **$ 103,818.68**

Affiant

Subscribed and sworn to before me, this **19TH day of APRIL, 2013.**

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
My Commission Expires October 18, 2016