This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 117 16 0 209.00
1127 MAPLEHURST LANE
NASHVILLE, TENNESSEE 37204
(A/K/A 1127-1129 MAPLEHURST LANE
NASHVILLE, TN 37204
A/K/A 1127 MAPLEHURST AVENUE
NASHVILLE, TN 37204)

NO MORTGAGE
New Owner - Send Tax Bills:
AUBREY HIAM
265 HUNTERS LANE
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20130046460 DEEDTRS
Recvd: 06/04/13 12:49 2 pgs
Fees:13.00 Taxes:217.22
20130604-0056380

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on FEBRUARY 15, 2007, FMLS, INC. was named Trustee in a Deed of Trust of even date executed by **LINDA H. WRIGHT (A/K/A LINDA HESTER WRIGHT)AND JOHN B. WRIGHT (JOHN BARRY WRIGHT), WIFE AND HUSBAND**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$50,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20070319-0032824** 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, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20130412-0036564** 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: **APRIL 26 2013/MAY 3, 2013/MAY 10, 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, MAY 17, 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,** 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 **AUBREY HIAM, 265 HUNTERS LANE, HENDERSONVILLE, TN 37075**, submitted the highest and best bid in the amount of **$ 58,708.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **AUBREY HIAM,** 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 BEING IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 1 AND 2 OF BLOCK 12, ON THE MAP OF COLLEGE PARK, AS OF RECORD IN BOOK 843, PAGE 29, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NOS. 1 AND 2 FRONT TOGETHER 100 FEET ON THE SOUTHERLY SIDE OF MAPLEHURST LANE AND RUN BACK 168 FEET 6 INCHES ON THE EASTERLY LINE OF LOT NO. 2 AND 170 FEET ON THE WESTERLY LINE OF LOT NO. 1 TO A DEAD LINE, AND MEASURE 100 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS THE PROPERTY CONVEYED TO IRA T. ADAMS BY DEED FROM LOUISE T. HESTER OF RECORD IN BOOK 2746, PAGE 95, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JOHN BARRY WRIGHT AND WIFE, LINDA HESTER WRIGHT, BY QUIT CLAIM DEED DATED APRIL 10, 1995 OF RECORD IN BOOK 9646, PAGE 794 AS CORRECTED IN BOOK 9646, PAGE 792 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE FIRST DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20020628-0078025 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1127 MAPLEHURST LANE, NASHVILLE, TENNESSEE 37204 (A/K/A 1127-1129 MAPLEHURST LANE, NASHVILLE, TN 37204 A/K/A 1127 MAPLEHURST AVENUE, NASHVILLE, TN 37204).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **AUBREY HIAM**, 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 **MAY 17, 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 **MAY 17, 2013.**

Notary Public

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

My Commission Expires: 10/8/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 254,708.00
***THIS AMOUNT INCLUDES CONSIDERATION FOR THE FIRST MORTGAGE, WHICH THIS HAS BEEN TAKEN SUBJECT TO.**

Affiant

Subscribed and sworn to before me, this **17TH day of MAY, 2013.**

Notary Public

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

My Commission Expires: 10/8/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 58,708.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4 DAY OF June 2013

Deputy Register