This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 081 15 0 410.00
1615 HEIMAN STREET
NASHVILLE, TENNESSEE 37208

NO MORTGAGE
New Owner - Send Tax Bills:
SPRINGLEAF FINANCIAL SERVICES, INC.
P.O. BOX 969
EVANSVILLE, IN 47706

BILL GARRETT, Davidson County
Trans:T20130055990 DEEDTRS
Recvd: 07/02/13 08:20 2 pgs
Fees:13.00 Taxes:77.70
20130702-0067979

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 10, 2007, KEVIN JONES,** was named Trustee in a Deed of Trust of even date executed by **MELVIN WATSON (A/K/A MELVIN WATSON SR.), SURVIVING SPOUSE,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$56,041.23**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20070412-0043718,** 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, as appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20130607-0058244** 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 **MAY 24, 2013/ MAY 31, 2013/ JUNE 7, 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, JUNE 28, 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 **SPRINGLEAF FINANCIAL SERVICES, F/K/A AMERICAN GENERAL FINANCIAL SERVICES, INC., 215 E. GAINES, LAWRENCEBURG, TN 38464**, submitted the highest and best bid in the amount of **$ 21,000.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **SPRINGLEAF FINANCIAL SERVICES, INC.,** 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 CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBERED "TWENTY-THREE" (23) IN THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF LOTS NOS. 1 AND 3 AND PART OF LOT NO. 2 OF THE JAMES HAMILTON TRACT, THE PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 166 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 23 FRONT THIRTY-EIGHT FEET ON THE SOUTH SIDE OF HEIMAN STREET AND EXTENDS BACK SOUTHWARDLY BETWEEN PARALLEL LINES 153.3 FEET, MORE OR LESS, ON THE EASTERN MARGIN, AND 153 FEET, MORE OR LESS, ON THE WESTERN MARGIN TO AN ALLEY IN THE REAR.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD IF ANY.

BEING THE SAME PROPERTY CONVEYED TO MELVIN WATSON AND WIFE, MARILYN L. WATSON, THEIR HEIRS AND ASSIGNS, BY DEED DATED SEPTEMBER 28, 1992 OF RECORD IN BOOK 8741, PAGE 981, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID MARILYN L. WATSON HAVING SINCE DIED, TITLE IN AND TO SAID PROPERTY IS VESTED IN MELVIN WATSON AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS IS IMPROVED PROPERTY KNOWN AS 1615 HEIMAN STREET, NASHVILLE, TENNESSEE 37208.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **SPRINGLEAF FINANCIAL SERVICES, INC.**, 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 **JUNE 28, 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 **JUNE 28, 2013.**

Notary Public

My Commission Expires: 10·18·16

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ **21,000.00** .

Affiant

Subscribed and sworn to before me, this **28TH day of JUNE, 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