This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 081 12 0 291.00
1519 10TH AVENUE NORTH
NASHVILLE, TENNESSEE 37208
(A/K/A 1519 10TH AV N,
NASHVILLE, TN 37208)

NO MORTGAGE
New Owner - Send Tax Bills:
WILLIAM SMALLMAN
2002 RICHARD JONES RD. STE. C-208
GREEN HILLS, TN 37215

BILL GARRETT, Davidson County
Trans:T20130057572 DEEDTRS
Recvd: 07/05/13 15:15 2 pgs
Fees:13.00 Taxes:421.36
20130705-0069969

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **SEPTEMBER 30, 2010, LARRY A. WEISSMAN,** was named Trustee in a Deed of Trust of even date executed by **BARBARA J. JONES (A/K/A BARBARA JONES, A/K/A BARBARA JEAN JONES), SINGLE PERSON,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$128,272.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20101005-0079712** 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. 20130328-0030763** 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: **APRIL 12, 2013/ APRIL 19, 2013/ APRIL 26, 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 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO 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 **WILLIAM SMALLMAN, 2002 RICHARD JONES RD. STE. C-208, GREEN HILLS, TN 37215,** submitted the highest and best bid in the amount of **$ 113,881.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **WILLIAM SMALLMAN,** 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(S) 261, AS SHOWN ON THE MAP ENTITLED MCGAVOCK WESTMORE AND OTHER FIRST ADDITION, OF RECORD IN PLAT BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BARBARA J. JONES-A SINGLE PERSON, BY WARRANTY DEED DATED SEPTEMBER 30, 2010 OF RECORD IN INSTRUMENT NO. 20101005-0079711 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID BARBARA J. JONES HAVING DIED ON OR ABOUT MAY 11, 2012.

THIS IS IMPROVED PROPERTY KNOWN AS 1519 10TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208 (A/K/A 1519 10TH AV N, NASHVILLE, TN 37208).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **WILLIAM SMALLMAN,** 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.**

Jessica Binkley
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, whichever is greater for this transfer is $ 113,881.00 .

Affiant

Subscribed and sworn to before me, this **28TH day of JUNE, 2013.**

Jessica Binkley
Notary Public

My Commission Expires: 10.18.16

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