This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 059 04 0A 155.00
2830 CREEKBEND DRIVE
NASHVILLE, TENNESSEE 37207

NO MORTGAGE
New Owner - Send Tax Bills:
GEORGE BRANDT
603 FATHERLAND STREET
NASHVILLE, TN 37206

BILL GARRETT, Davidson County
Trans:T20130068362 DEEDTRS
Recvd: 08/08/13 15:40 2 pgs
Fees:13.00 Taxes:333.00
20130808-0083517

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 27, 2006, TONYA ESQUIBEL** was named Trustee in a Deed of Trust of even date executed by **MARCUS DEWAYNE OSBORNE, AN UNMARRIED MAN,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$132,252.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20060731-0092391** 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. 20130301-0020423** 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: **MARCH 8, 2013/ MARCH 15, 2013/ MARCH 22, 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 5, 2013 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, MAY 17, 2013 AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, JULY 12, 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 **GEORGE BRANDT, 603 FATHERLAND STREET, NASHVILLE, TN 37206**, submitted the highest and best bid in the amount of **$ 72,541.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **GEORGE BRANDT**, 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 73 ON THE FINAL PLAT OF PHASE 4, 5, 6, OF BROOKVIEW SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20060303-0025044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARCUS DEWAYNE OSBORNE, AN UNMARRIED MAN, BY DEED DATED JULY 27, 2006 OF RECORD IN INSTRUMENT NO. 20060731-0092390, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2830 CREEKBEND DRIVE, NASHVILLE, TENNESSEE 37207.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **GEORGE BRANDT,** 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 hereinabove referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **AUGUST 8, 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 **AUGUST 8, 2013.**

Notary Public

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

My Commission Expires: 10.18.16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 90,000.00 .

Affiant

Subscribed and sworn to before me, this 8th **day of AUGUST , 2013.**

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 90,000.00
_____, **Affiant**
Subscribed and sworn before me this the
8 **Day of** August, **20** 13 .
Brandi Wells, **Deputy Register**