This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 091 10 0 389.00
5409 ILLINOIS AVENUE
NASHVILLE, TENNESSEE 37209

NO MORTGAGE
New Owner - Send Tax Bills:
BARBARA AMBROSE
1016 COBBLER CT.
FRANKLIN, TN 37221

BILL GARRETT, Davidson County
Trans:T20130076065 DEEDTRS
Recvd: 09/03/13 15:03 2 pgs
Fees:13.00 Taxes:188.70
20130903-0092719

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 23, 1999, EMMETT JAMES HOUSE AND BILL R. MCLAUGHLIN,** was named Trustee in a Deed of Trust of even date executed by **ELIZABETH S. HOLBERT, (A/K/A ELIZABETH A. HOLBERT), AN UNMARRIED PERSON,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$56,135.00,** principal, said Deed of Trust being recorded in **BOOK 11446, PAGE 853** 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. 20130520-0050668** 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: **JUNE 21, 2013/ JUNE 28, 2013/ JULY 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, AUGUST 9, 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 **BARBARA AMBROSE, 1016 COBBLER CT., FRANKLIN, TN 37221,** submitted the highest and best bid in the amount of **$ 51,000.00 .**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **BARBARA AMBROSE,** 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 NO. 28 ON THE REVISED PLAN OF SECTION I, MORROW MEADOWS, OF RECORD IN BOOK 2083, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH S. HOLBERT, A SINGLE FEMALE, BY WARRANTY DEED DATED APRIL 23, 1999 OF RECORD IN BOOK 11446, PAGE 850 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5409 ILLINOIS AVENUE, NASHVILLE, TENNESSEE 37209.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **BARBARA AMBROSE,** 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 referredo and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **AUGUST 9, 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 sealat office at Nashville, Tennessee on **AUGUST 9, 2013.**

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 $ **51,000.00** .

Affiant

Subscribed and sworn to before me, this **9TH day of AUGUST, 2013.**

Notary Public

My Commission Expires: 10/18/16

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