This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 059 09 0 097.00
4056 BOYD DRIVE
NASHVILLE, TN 37218

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST.
OWENSBORO, KY 42301

BILL GARRETT, Davidson County
Trans:T20130083003 DEEDTRS
Recvd: 09/25/13 13:34 2 pgs
Fees:13.00 Taxes:235.69
20130925-0100822

TRUSTEE'S DEED

WHEREAS, on **APRIL 21, 2009, J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **VARNELLA EDMISTON (UNMARRIED)** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$90,300.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20090514-0044368** 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** was appointed Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20090514-0044368** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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: **AUGUST 9, 2013/ AUGUST 16, 2013/ AUGUST 23, 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, SEPTEMBER 20, 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 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 **U.S. BANK NATIONAL ASSOCIATION, 4801 FREDERICA ST., OWENSBORO, KY 42301,** submitted the highest and best bid in the amount of $ 63,700.00 .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Trustee, do hereby sell, transfer and convey to **U.S. BANK NATIONAL ASSOCIATION,** 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 LYING IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 148 ON THE PLAN OF HAYNES ESTATES, SECTION III, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4175, PAGE 80, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF BOYD DRIVE AT THE COMMON DIVIDING LOTS NOS. 148 AND 149 ON SAID PLAN; THENCE EASTERLY ALONG SAID DIVIDING LINE 120.05 FEET TO A POINT; THENCE NORTHERLY 111.43 FEET TO A POINT IN THE SOUTHERLY MARGIN OF LYLE DRIVE; THENCE WESTERLY ALONG THE SOUTHERLY MARGIN OF SAID LYLE DRIVE 81.30 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 39.27 FEET TO A POINT IN THE EASTERLY MARGIN OF BOYD DRIVE; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF SAID BOYD DRIVE, 84.56 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO VARNELLA EDMISTON, UNMARRIED, BY SPECIAL WARRANTY DEED DATED MARCH 6, 2009 OF RECORD IN INSTRUMENT NO. 20090514-0044367, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4056 BOYD DRIVE, NASHVILLE, TN 37218.

I, **J. PHILLIP JONES**, Trustee, convey to **U.S. BANK NATIONAL ASSOCIATION,** all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as 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 **SEPTEMBER 20, 2013.**

J. PHILLIP JONES
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**, 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 **SEPTEMBER 20, 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, whicheveris greater for this transfer is $ 163,700.00

Affiant

Subscribed and sworn to before me, this **20TH day of SEPTEMBER, 2013.**

Notary Public

My Commission Expires: 10.18.16

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

RETURN TO:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203