This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID# 150 07 0 376.00
3376 OAK TREES COURT
ANTIOCH, TENNESSEE 37013

NO MORTGAGE
New Owner - Send Tax Bills:
BAYVIEW LOAN SERVICING, LLC
5TH FLOOR MERRICK PARK PLAZA
4425 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

BILL GARRETT, Davidson County
Trans:T20130083003 DEEDTRS
Recvd: 09/25/13 13:35 2 pgs
Fees:13.00 Taxes:126.43
20130925-0100823

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 7, 2005, LAWRENCE VOGAN** was named Trustee in a Deed of Trust of even date executed by **DEREK PINDER (A/K/A DERRICK PINDER, A/K/A DEREK F. PINDER)**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$60,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20050420-0044165,** 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 Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20100707-0053019** 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: **AUGUST 30, 2013/ SEPTEMBER 6, 2013/ SEPTEMBER 13, 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,** 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 **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 5TH FLOOR MERRICK PARK PLAZA, 4425 PONCE DE LEON BLVD, CORAL GABLES, FL 33146**, submitted the highest and best bid in the amount of $ 34,170.00 .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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:

BEING LOT NO. 39B, ZONE LOT DIVISION OF LOT 39, LAKESHORE WOODS, SECTION THREE AS OF RECORD IN BOOK 6250, PAGE 24, AMENDING PLAT BOOK 5200, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 6112, PAGE 546, AND BOOK 6230, PAGE 385, AND BOOK 6063, PAGE 351, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DEREK PINDER, BY DEED DATED FEBRUARY 25, 1993 OF RECORD IN BOOK 8885, PAGE 475, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3376 OAK TREES COURT, ANTIOCH, TENNESSEE 37013.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, all the rights conveyed tome as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all myactions 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 **SEPTEMBER 20, 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 **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, whichever is greater for this transfer is $ 34,170.00.

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
1800 HAYES STREET
NASHVILLE, TN 37203