This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 062 01 0 040.00
2524 PENNINGTON BEND ROAD
NASHVILLE, TN 37214

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

BILL GARRETT, Davidson County
Trans:T20130086828 DEEDTRS
Recvd: 10/08/13 08:49 2 pgs
Fees:13.00 Taxes:665.77
20131008-0105412

TRUSTEE'S DEED

WHEREAS, on **APRIL 22, 2009, J. PHILLIP JONES** was named Trustee in a Deed of Trust of even date executed by **AMY J. ANGE (A/K/A AMY JEAN ANGE) AND SHELBY J. ANGE, WIFE AND HUSBAND,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$179,588.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20090429-0038779** in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-117 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. 20090429-0038779** 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 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, OCTOBER 4, 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 $ $179,937.91

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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF TAYLORCRAFT SUBDIVISION, OF RECORD IN PLAT BOOK 8250, PAGE 982, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF. INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED HEREFROM IS THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING NORTHEAST MARGIN OF S.R. 155 AND THE NORTHWEST BOUNDARY OF THE ERIC W. TAYLOR AND BFT INVESTMENTS LTD PARTNERSHIP PROPERTY (TRACT 11-A OF STATE PROJECT 19076-2235-04); THENCE WITH SAID EXISTING MARGIN NORTHWESTERLY 85 FEET, MORE OR LESS TO A POINT; THENCE WITH THE SOUTHEAST BOUNDARY OF THE ERIC W. TAYLOR AND BFT INVESTMENTS LTD PARTNERSHIP PROPERTY (TRACT 11-C OF THE STATE PROJECT 19076-2235-04) NORTH 33 DEGREES 10 MINUTES 47 SECONDS EAST 128.89 FEET TO A POINT, SAID POINT BEING 136.20 FEET RIGHT OF S.R. 155 PROPOSED CENTERLINE STATION 492+ 95.42; THENCE WITH THE PROPOSED NORTHEAST MARGIN OF SAID ROAD SOUTH 33 DEGREES 30 MINUTES 10 SECONDS EAST 85.89 FEET TO A POINT, SAID POINT BEING 131.53 FEET RIGHT OF S.R. 155 PROPOSED CENTERLINE STATION 492+ 12.74; THENCE WITH SAID NORTHWEST BOUNDARY SOUTH 33 DEGREES 10 MINUTES 47 SECONDS WEST 125.73 FEET TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES. (AS PER WARRANTY DEED RECORDED IN INSTRUMENT NO. 200110220115082)

BEING THE SAME PROPERTY CONVEYED TO SHELBY J. ANGE AND WIFE, AMY J. ANGE AND THEIR ASSIGNS, BY SPECIAL WARRANTY DEED DATED MARCH 24, 2008 OF RECORD IN INSTRUMENT NO. 20080326-0030392, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM SHELBY J. ANGE TO AMY J. ANGE, HER HEIRS AND ASSIGNS, BY QUITCLAIM DEED DATED APRIL 24, 2009 OF RECORD IN INSTRUMENT NO. 20090429-0038780, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2524 PENNINGTON BEND ROAD, NASHVILLE, TN 37214.

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 **OCTOBER 4, 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 **OCTOBER 4, 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 $ 179,937.91

Affiant

Subscribed and sworn to before me, this **4TH day of OCTOBER, 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