This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 142 09 0E 047.00
1248 GENERAL GEORGE PATTON ROAD
NASHVILLE, TENNESSEE 37221
(A/K/A 1248 GEN. GEORGE PATTON DRIVE
NASHVILLE, TENNESSEE 37221
A/K/A 1248 GEN. GEORGE PATTON
NASHVILLE, TENNESSEE 37221)

NO MORTGAGE
New Owner - Send Tax Bills:
JOEL L. AND MARY E. SPEARS
4915 BETHESDA RD.
THOMPSONS STATION, TN 37179

BILL GARRETT, Davidson County
Trans:T20130107577 DEEDTRS
Recvd: 12/30/13 09:13 2 pgs
Fees:13.00 Taxes:389.61
20131230-0130594

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JUNE 2, 2004**, **DENNIE R. MARSHALL** was named Trustee in a Deed of Trust of even date **executed by DONALD C. CARPENTER (A/K/A DONALD CLIFTON CARPENTER), MARRIED (JOINED BY HIS WIFE, CINDY CARPENTER A/K/A CINDY DARLENE CARPENTER),** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$135,735.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20040609- 0068357,** 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 Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20101022-0084608,** 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: **NOVEMBER 8, 2013/ NOVEMBER 15, 2013/ NOVEMBER 22, 2013** in the **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, DECEMBER 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 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 **JOEL L. AND MARY E. SPEARS, HUSBAND AND WIFE,** submitted the highest and best bid in the amount of
$ 105,301.00 .

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **JOEL L. AND MARY E. SPEARS**, 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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

UNIT NO. 1248, TOGETHER WITH THE CARPORT DESIGNATED NO. 1248-C, IN RIVER PLANTATION, SECTION SEVEN, A CONDOMINIUM, A HORIZONTAL REGIME, LOCATED ON SAWYER BROWN ROAD AND GENERAL GEORGE PATTON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION SEVEN, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 5200, PAGES 705 AND 706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN MASTER DEED RECORDED IN BOOK 6226, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION SEVEN, CONDOMINIUMAPARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6226, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO DONALD C. CARPENTER, MARRIED, BY DEED DATED JUNE 2, 2004 OF RECORD IN INSTRUMENT NO. 200406090068356, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1248 GENERAL GEORGE PATTON ROAD, NASHVILLE, TENNESSEE 37221 (A/K/A 1248 GEN. GEORGE PATTON DRIVE, NASHVILLE, TENNESSEE 37221 A/K/A 1248 GEN. GEORGE PATTON, NASHVILLE, TENNESSEE 37221)

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **JOEL L. AND MARY E. SPEARS, HUSBAND AND WIFE,** 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 referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, on **DECEMBER 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 **DECEMBER 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 or this transfer is **$ 105,301.00.**
JOEL L. AND MARY E. SPEARS

Affiant

Subscribed and sworn to before me, this **20TH day of DECEMBER, 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