This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 043 13 0 362.00
240 ELM STREET, MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
CORNERSTONE INVESTMENTS INC
718 THOMPSON LANE SUITE 108
NASHVILLE, TENNESSEE 37204

Davidson County DEEDTRS
Recvd: 01/29/14 08:10 3 pgs
Fees:18.00 Taxes:152.96
20140129-0007858

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 31, 2006, CHARLES E. TONKIN, II** was named Trustee in a Deed of Trust of even date executed by **ETHEL V. MIMS, UNMARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$97,231.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20060911-0111813,** 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 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. 20130909-0095174** in the Register's Office for **DAVIDSON** County, Tennessee; **I, JESSICA D. BINKLEY,** 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: **of OCTOBER 4, 2013/ OCTOBER 11, 2013/ OCTOBER 18, 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, NOVEMBER 15, 2013 AT 3:00 P.M. AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, JANUARY 10, 2014 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, JESSICA D. BINKLEY,** 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 **CORNERSTONE INVESTMENTS INC,** submitted the highest and best bid in the amount of $50,000.00

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY,** Substitute Trustee, do hereby sell, transfer and convey to **CORNERSTONE INVESTMENTS INC,** 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 NUMBER 22, BLOCK "I", ON THE PLAN OF FOREST PARK SUBDIVISION AT MADISON, TENNESSEE, OF RECORD IN BOOK 843, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ETHEL V. MIMS, UNMARRIED, BY WARRANTY DEED DATED AUGUST 31, 2006 OF RECORD IN INSTRUMENT NO. 20060911-0111812, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
THIS IS IMPROVED PROPERTY KNOWN AS 240 ELM STREET, MADISON, TN 37115.

I, **JESSICA D. BINKLEY**, Substitute Trustee, convey to **CORNERSTONE INVESTMENTS INC,** 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 **JANUARY 10, 2014.**

Jessica D. Binkley

JESSICA D. BINKLEY
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, **JESSICA D. BINKLEY,** 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 **JANUARY 10, 2014.**

Notary Public

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 17, 2015

My Commission Expires: 8-17-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is grater for this transfer is **$ 41,341.00 .**
CORNERSTONE INVESTMENTS INC

Jessica D. Binkley

Affiant

Subscribed and sworn to before me, this **9TH day of JANUARY, 2014.**

Notary Public

My Commission Expires: 8-17-15

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 17, 2015

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE