This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL 053 12 0 039.00
125 BECKER AVENUE
OLD HICKORY, TENNESSEE 37138

NO MORTGAGE
New Owner - Send Tax Bills:
CALVIN AUSTIN GRAMMER
SARA NELL GRAMMER
125 BECKER AVENUE
OLD HICKORY, TN 37138

BILL GARRETT, Davidson County
Trans:T20140014051 DEEDTRS
Recvd: 02/28/14 10:14 2 pgs
Fees:13.00 Taxes:196.25
20140228-0017264

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JANUARY 10, 2011, JONATHAN R. VINSON** was named Trustee in a Deed of Trust of even date executed by **LINDA BIBBY (AKA LINDA LOU BIBBY), GEORGE R BIBBY, HUSBAND AND WIFE,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$96,490.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20110112-0003459** 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/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20131126-0121145,** 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 of: **JANUARY 17, 2014/ JANUARY 24, 2014/ JANUARY 31, 2014** 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, FEBRUARY 21, 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, **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 **CALVIN AUSTIN GRAMMER, UNMARRIED, SARA NELL GRAMMER, MARRIED,** submitted the highest and best bid in the amount of **$ 53,041.00** .

NOW THEREFORE, in consideration of the premises, **I J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **CALVIN AUSTIN GRAMMER, UNMARRIED, SARA NELL GRAMMER, MARRIED,** 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 THE REAR NORTHERLY PART OF LOTS 19 AND 20, BLOCK C, ON SUBDIVISION MAP NO. 3 OF LIFE & CASUALTY INSURANCE COMPANY'S PROPERTY AT OLD HICKORY, TENNESSEE OF RECORD IN PLAT BOOK 974, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF BECKER AVENUE, 64.4 FEET NORTHWESTERLY FROM THE NORTHERLY MARGIN OF PARK CIRCLE; THENCE WITH THE NORTHEASTERLY MARGIN OF BECKER AVENUE, NORTHWESTERLY 60 FEET TO THE COMMON CORNER OF LOTS 18 AND 19; THENCE WITH THE LINE BETWEEN LOTS 18 AND 19 AND 20, NORTHEASTERLY 116.6 FEET TO A CORNER OF LOTS 21; THENCE WITH THE LINE BETWEEN LOTS 20 AND 21; SOUTHEASTERLY 60 FEET TO A POINT; THENCE SOUTHWESTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 18, 116.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LINDA BIBBY AND GEORGE R BIBBY, HUSBAND AND WIFE, BY WARRANTY DEED DATED JANUARY 10, 2011, OF RECORD IN INSTRUMENT NO. 20110112-0003458, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 125 BECKER AVENUE, OLD HICKORY, TENNESSEE 37138.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **CALVIN AUSTIN GRAMMER, UNMARRIED, SARA NELL GRAMMER, MARRIED,** 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 **FEBRUARY 21, 2014.**

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 **FEBRUARY 21, 2014.**

Notary Public

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

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ **53,041.00** .

Affiant

Subscribed and sworn to before me, this **21ST day of FEBRUARY, 2014.**

Notary Public

My Commission Expires: _____

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