This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 043 02 0A 139.00
139 CEDARWOOD LANE
MADISON, TENNESSEE 37115

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 26, 2004, I. DYKE TATUM** was named Trustee in a Deed of Trust of even date executed **ELIZABETH A. STEELMAN (AKA BETTY A. STEELMAN), UNMARRIED,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$69,184.00** principal, said Deed of Trust being recorded **INSTRUMENT NO. 20040506-0052086,** 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 AND/OR JESSICA D. BINKLEY**, either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20131223-0129221,** 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: **JANUARY 24, 2014/ JANUARY 31, 2014/ FEBRUARY 7, 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., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, MARCH 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, **JESSICA D. BINKLEY,** individually or by and through her 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 **U.S. BANK NATIONAL ASSOCIATION, 4801 FREDERICA ST, OWENSBORO, KY 42301,** submitted the highest and best bid in the amount of **$ 62,058.28**.

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY**, Substitute 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:

BEING UNIT J-139 OF THE PROPERTY KNOWN AS PHASE TWO, CEDARWOOD COURTYARD HOMES, AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH A. STEELMAN, UNMARRIED, BY DEED DATED OCTOBER 22, 1999 OF RECORD IN BOOK 11715, PAGE 738, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 139 CEDARWOOD LANE, MADISON, TENNESSEE 37115.

BILL GARRETT, Davidson County
Trans:T20140019718 DEEDTRS
Recvd: 03/25/14 09:29 2 pgs
Fees:13.00 Taxes:229.62
20140325-0024275

I, **JESSICA D. BINKLEY**, Substitute Trustee, convey to **U.S. BANK NATIONAL ASSOCIATION,** 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 sealat NASHVILLE, Tennessee, on **MARCH 21, 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 officeat NASHVILLE, Tennessee on MARCH 21, 2014.

Melissa Gawthorp

Notary Public

MELISSA GAWTHORP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/18/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whicheveris greater for this transfer is **$62,058.28**

Jessica D. Binkley

Affiant

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

Melissa Gawthorp

Notary Public

My Commission Expires: 4/18/15

MELISSA GAWTHORP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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