This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 120 01 0 104.00
1243 VULTEE BLVD.
NASHVILLE, TENNESSEE 37217

NO MORTGAGE
New Owner - Send Tax Bills:
SPRINGLEAF FINANCIAL SERVICES. INC.
P.O. BOX 969
EVANSVILLE, IN 47706

BILL GARRETT, Davidson County
Trans:T20140035143 DEEDTRS
Recvd: 05/20/14 13:58 2 pgs
Fees:13.00 Taxes:286.75
20140520-0043384

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JULY 25, 2005, RELS,** was named Trustee in a Deed of Trust of even date executed by **RUSSELL H. EVANS AND WIFE, DEBORAH HOOK (DEBORAH E. HOOK) MARRIED,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$88,157.44**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20050729-0088759,** 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 JESSICA D. BINKLEY,** either of whom may act, as appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20140411-0030643** 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 **APRIL 18, 2014/ APRIL 25, 2014/ MAY 2, 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 **FRIDAY, MAY 16, 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 **SPRINGLEAF FINANCIAL SERVICES, INC. FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, INC.,** submitted the highest and best bid in the amount of $77,500.00 .

NOW THEREFORE, in consideration of the premises, I, **JESSICA D. BINKLEY,** Substitute Trustee, do hereby sell, transfer and convey to **SPRINGLEAF FINANCIAL SERVICES, INC. FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, 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 NO. 4, ON THE MAP OF STARDUST ACRES, OF RECORD IN PLAT BOOK 1424, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROGER W. EVANS AND RUSSELL H. EVANS, BY DEED DATED DECEMBER 16, 1993 OF RECORD IN BOOK 9198, PAGE 720, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM RUSSELL H. EVANS AND ROGER W. EVANS TO RUSSELL H. EVANS AND WIFE, DEBORAH HOOK AND ROGER W. EVANS, BY QUITCLAIM DEED DATED JULY 8, 1998 OF RECORD IN BOOK 11068, PAGE 940, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM ROGER W. EVANS TO RUSSELL H. EVANS AND WIFE, DEBORAH HOOK, THEIR HEIRS AND ASSIGNS FOREVER, BY QUIT-CLAIM DEED DATED AUGUST 3, 2005 OF RECORD IN INSTRUMENT NO. 20050808-0093215 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO QUIT CLAIM DEED FROM RUSSELL H EVANS AND DEBORAH HOOK, A MARRIED COUPLE, TO RUSSELL H EVANS DATED OCTOBER 6, 2010 OF RECORD IN INSTRUMENT NO. 20101006-0080046 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID RUSSELL H. EVANS HAVING SINCE DIED ON OR ABOUT MARCH 23, 2013.

THIS IS IMPROVED PROPERTY KNOWN AS 1243 VULTEE BLVD., NASHVILLE, TENNESSEE 37217.

I, **JESSICA D. BINKLEY**, Substitute Trustee, convey **SPRINGLEAF FINANCIAL SERVICES, INC. FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, 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 **MAY 16, 2014.**

Jessica D. Binkley, Substitute Trustee

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 **MAY 16, 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 greater for this transfer is **$77,500.00**.

Affiant

Subscribed and sworn to before me, this **16TH day of MAY, 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