This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 106 01 0 109.00 (TRACT I AND III)
PARCEL ID: 106 01 0 119.00 (TRACT II)
PARCEL ID: 106 01 0 108.00 (TRACT IV)
407 MURFREESBORO PIKE
NASHVILLE, TN 37210
AND 403 MURFREESBORO PIKE
NASHVILLE, TN 37210
AND UNIMPROVED PROPERTY
KNOWN AS 0 NANCE LANE
NASHVILLE, TN 37210

NO MORTGAGE
New Owner - Send Tax Bills:
BAYVIEW LOAN SERVICING, LLC
5TH FLOOR MERRICK PARK PLAZA
4425 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

BILL GARRETT, Davidson County
Trans:T20140087500 DEEDTRS
Recvd: 11/20/14 11:27 3 pgs
Fees:18.00 Taxes:1258.00
20141120-0107021

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **NOVEMBER 29, 2006, SATURN & MAZER TITLE SERVICES, INC.**, was named Trustee in a Deed of Trust of even date executed by **CAROL A. JENKINS (A/K/A CAROL C. JENKINS)**, conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$392,962.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20061204-0149297 (SEE ALSO ASSIGNMENT OF LEASES AND RENTS OF RECORD IN INSTRUMENT NO. 20061204-0149298 AND UCC FINANCING STATEMENT OF RECORD IN INSTRUMENT NO. 20101203-0096462, WHICH SECURE THE SAME DEBT AS SAID DEED OF TRUST)**, 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. 20130703-0069268**, 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: **OCTOBER 3, 2014/ OCTOBER 10, 2014/ OCTOBER 17, 2014** in **DAVIDSON/WILSON ZONE**, 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 14, 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 **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, submitted the highest and best bid in the amount of $ 340,000.00

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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:

FOUR TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I: BEING LOTS NO. 3 AND 4 ON THE MAP OF MINTON'S SUBDIVISION OF LOTS NO. 1, 5 AND 6 OF THE NANCE LANDS AS OF RECORD IN BOOK 161, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE FULLY DESCRIBED AS FOLLOWS:

SAID LOTS NOS. 3 AND 4 FRONT TOGETHER 100 FEET ON THE SOUTHERLY SIDE OF MURFREESBORO PIKE, AS WIDENED AND RUN BACK BETWEEN PARALLEL LINES, 165 FEET TO AN ALLEY.

TRACT II: BEING PART OF LOT NO. 14 ON THE PLAT OF MINTON'S SUBDIVISION OF CERTAIN LOTS OF THE NANCE LANDS, OF RECORD IN BOOK 161, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 39.5 FEET ON THE EASTERLY SIDE OF NANCE LANE (FORMERLY HALES' AVENUE) AND RUNS BACK BETWEEN LINES, 214.8 FEET ON THE NORTHERLY LINE AND 198 FEET, MORE OR LESS, ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 40 FEET, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF NANCE LANE AT A POINT FIVE FEET NORTHWARDLY OF THE SOUTHWESTERLY CORNER OF LOT 14 AS SHOWN ON SAID RECORDED PLAT (BEING THE NORTHWESTERLY CORNER OF THE TRACT CONVEYED BY ALICE CASHION ET VIR, AND J. CAMPBELL JENKINS ET UX TO L.P. GRESHAM AND WIFE, MARTHA GRESHAM, BY DEED DATED MAY 7, 1952, OF RECORD IN BOOK 2045, PAGE 469, REGISTER'S OFFICE FOR SAID COUNTY); THENCE EASTWARDLY 198 FEET, MORE OR LESS, TO A POINT 18 FEET NORTHWARDLY FROM THE SOUTHERLY LINE OF LOT 14 (BEING A POINT IN THE WESTERLY MARGIN OF THE TRACT CONVEYED TO MERCURY COURTS, INC., BY DEED OF RECORD IN BOOK 2044, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY); THENCE NORTHWARDLY WITH THE MERCURY COURT, INC., LINE 40 FEET MORE OR LESS, TO THE NORTHERLY LINE OF LOT 14 AS SHOWN ON SAID RECORDED PLAT; THENCE WESTWARDLY 214.8 FEET TO A POINT IN THE EASTERLY MARGIN OF NANCE LANE, BEING THE NORTHWESTERLY CORNER OF LOT NO. 14, AS SHOWN ON SAID RECORDED PLAT; THENCE WITH THE EASTERLY MARGIN OF NANCE LANE, SOUTHWARDLY 39.5 FEET TO THE POINT OF BEGINNING.

TRACT III: BEING THE WESTERLY 25 FEET OF LOT NO. 5 ON THE MAP OF MINTON'S SUBDIVISION OF LOTS NO. 1, 5 AND 6 OF NANCE LANDS, OF RECORD IN BOOK 161, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 5 FRONTS 25 FEET ON THE SOUTH SIDE OF MURFREESBORO PIKE, AS WIDENED, BY DECREE OF RECORD IN MINUTE BOOK 56, PAGE 346, OF THE SECOND CIRCUIT COURT OF SAID COUNTY, AND RUNS BACK BETWEEN LINES 165 FEET, MORE OR LESS, TO AN ALLEY.

TRACT IV: BEING ALL THAT PORTION OF LOT 2 ON THE MAP OF MINTON'S SUBDIVISION OF LOTS NO. 1, 5 AND 6 OF THE NANCE LANDS AS OF RECORD IN BOOK 161, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, EXCEPT A STRIP ALONG THE FRONT OF SAID LOT TAKEN FOR THE WIDENING OF MURFREESBORO PIKE, AND IN ADDITION TO SAID LOT THAT PORTION OF A 16 FOOT ALLEY, NOW CLOSED, LYING IMMEDIATELY IN THE REAR OF SAID LOT.

SAID PROPERTY FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MURFREESBORO PIKE, AS WIDENED, AND RUNS BACK BETWEEN PARALLEL LINES, 181 FEET TO A DEAD LINE ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO CAROL JENKINS, MARRIED, BY WARRANTY DEED DATED NOVEMBER 29, 2006 OF RECORD IN INSTRUMENT NO. 20061204-0149296, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE RIGHT OF REDEMPTION OF THE U.S. DEPARTMENT OF THE TREASURY – INTERNAL REVENUE SERVICE.

THIS IS IMPROVED COMMERCIAL PROPERTY KNOWN AS 407 MURFREESBORO PIKE, NASHVILLE, TN 37210 AND 403 MURFREESBORO PIKE, NASHVILLE, TN 37210 AND UNIMPROVED PROPERTY KNOWN AS 0 NANCE LANE, NASHVILLE, TN 37210.

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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 **NOVEMBER 14, 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 **NOVEMBER 14, 2014.**

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 for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me, this **14TH day of NOVEMBER, 2014.**

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

Law Office
Of
J. PHILLIP JONES

J. Phillip Jones
Jessica D. Binkley
John E. Joseph

1800 Hayes Street
Nashville, TN 37203
www.phillipjoneslaw.com

Phone (615) 254-4430
Fax (615) 254-4671

September 30, 2014

HAND DELIVERED

Department of Treasury
Internal Revenue Service
Special Procedures
2nd Floor, U.S. Courthouse
801 Broadway
Nashville, TN 37203

Re:	Borrower/Taxpayer:	CAROL JENKINS, CELEBRITY HAIR DESIGNS Tax ID No. xx-xxx2546
	Serial No.	914442612
	Foreclosure Sale Date:	**November 14, 2014**
	Property:	407 MURFREESBORO PIKE, NASHVILLE, TN 37210, 403 MURFREESBORO PIKE, NASHVILLE, TN 37210 AND UNIMPROVED PROPERTY KNOWN AS 0 NANCE LANE NASHVILLE, TN 37210

Dear Sir or Madam:

This will serve as notification to the Department that real property and improvements which are affected by a Tax Lien referred to above will be sold at a foreclosure sale being conducted on behalf of the first mortgage holder to the highest bidder on **FRIDAY, NOVEMBER 14, 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.** The property is more particularly described in the attached documentation.

Please find the following attached:

1. Copy of the Tax Lien;
2. Copy of the Deed of Trust being foreclosed; and
4. Copy of the Notice of Publication.

The approximate outstanding balance of the Promissory Note which is secured by the Deed of Trust being foreclosed is **$509,380.03**. This amount includes an unpaid principal balance of **$454,151.86,** plus accrued interest, late charges, escrow advance, securing and protection expenses and/or attorney's fee which combined total approximately **$55,228.17**. The holder of the indebtedness expects to bid the total outstanding balance, but it reserves the right to bid less if circumstances justify in order to preserve a deficiency.

Please forward your acknowledgment of this Notice to the above stated address. If you have any questions or require anything further, please do not hesitate to contact me.

Sincerely,

J. PHILLIP JONES, ATTORNEY

J. Phillip Jones

JPJ/jf
Enclosures
RECEIVED BY: L. Kimes
DATE: 10/08/14

Hand Delivered
10-8-14
9:45a.m.