This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
**PARCEL ID 147 07 0 192.00**
**324 ALICE AVE.**
**NASHVILLE, TENNESSEE 37211**

NO MORTGAGE
New Owner - Send Tax Bills:
**PATRICIA POWELL**
**P.O. BOX 24**
**HERMITAGE, TN 37076**

BILL GARRETT, Davidson County
Trans:T20150046760 DEEDTRS
Recvd: 06/12/15 11:34 2 pgs
Fees:13.00 Taxes:242.19
20150612-0055813

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on **JANUARY 24, 2005, EMMETT JAMES HOUSE OR BILL R. MCLAUGHLIN,** was named Trustee in a Deed of Trust of even date executed by **TUNDE M OWOYEMI, AN UNMARRIED MAN,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$70,000.00,** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20050127-0009892,** 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, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20150504-0040139,** 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 **MAY 8, 2015/ MAY 15, 2015/ MAY 22, 2015** in **ALL TENNESSEAN,** 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, MAY 29, 2015 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 **PATRICIA POWELL,** submitted the highest and best bid in the amount of **$65,456.00**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **PATRICIA POWELL,** 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. 36, ON THE MAP ENTITLE SUBDIVISION OF PRITCHETT LAND, OF RECORD IN PLAT BOOK 421, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.**

**BEING THE SAME PROPERTY CONVEYED TO TUNDE OWOYEMI, AN UNMARRIED PERSON, HIS HEIRS AND ASSIGNS, BY WARRANTY DEED DATED JANUARY 24, 2005 OF RECORD IN INSTRUMENT NO. 20050127-0009891, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 324 ALICE AVE, NASHVILLE, TENNESSEE 37211.**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **PATRICIA POWELL** 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.

Agent Substitute Trustee

**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 Nahville, Tennessee on **MAY 29, 2015.**

Jessica Binkley

Notary Public

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

My Commission Expires: 10.18.16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$65,456.00.**

Affiant

Subscribed and sworn to before me, this **29TH day of MAY, 2015.**

Jessica Binkley

Notary Public

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

My Commission Expires: 10.18.16

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