This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL NUMBER: 043-10-0-112
157 SCALF DRIVE
MADISON, TN 37115

NO MORTGAGE
New Owner - Send Tax Bills:
U.S. BANK, NATIONAL ASSOCIATION
200 SOUTH SIXTH STREET
MINNEAPOLIS, MN 55402

BILL GARRETT, Davidson County
Trans:T20150076892 DEEDTRS
Recvd: 09/10/15 08:40 2 pgs
Fees:13.00 Taxes:359.67
20150910-0091789

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **DECEMBER 15, 2005, I. DYKE TATUM,** was named Trustee in a Deed of Trust of even date executed by **RUSSELL FRANCOEUR AND SUSAN FRANCOEUR HUSBAND/WIFE TENANTS BY ENTIRETY**, conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$101,600.00,** principal said Deed of Trust being recorded in **INSTRUMENT NO. 20060117-0006120**, 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. 20150727-0073609,** 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 **AUGUST 14, 2015/ AUGUST 21, 2015/ AUGUST 28, 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, SEPTEMBER 4, 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 **U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D.** submitted the highest and best bid in the amount of **$97,207.42.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D.** its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NUMBER 4 ON THE PLAN OF MARDALEE SUBDIVISION AS OF RECORD AS INSTRUMENT NUMBER 20020328-0038222, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO SUSAN FRANCOEUR AND HUSBAND RUSSELL FRANCOEUR, AS TENANTS BY THE ENTIRETY FROM OLIVER H. DALE BY DEED DATED 07/27/2004 AND RECORDED 08/03/04 IN INSTRUMENT 20040803-0092688, PAGE IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PERMANENT PARCEL NUMBER: 043-10-0-112

SUSAN FRANCOEUR AND HUSBAND RUSSELL FRANCOEUR, AS TENANTS BY THE ENTIRETY

THIS IS IMPROVED PROPERTY KNOWN AS 157 SCALF DRIVE, MADISON, TN 37115

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D.** 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.

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 **SEPTEMBER 4, 2015.**

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 **$97,207.42.**

Affiant

Subscribed and sworn to before me, this **4th day of SEPTEMBER, 2015.**

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