Davidson County DEEDTRS
Recvd: 03/01/06 10:48 3 pgs
Fees:18.00 Taxes:737.31
20060301-0023455

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 31, 2001, Brian K. Collins, married, and wife, Melanie C. Collins executed to Rudy Title and Escrow, a certain deed of trust conveying to them as Trustee, certain property hereinafter fully set forth and described, which deed of trust is found of record under Instrument Number 20010911-0098913 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"); and

WHEREAS, by instrument of record under Instrument Number 20051121-0140324 in said Register's Office the Original Trustee was replaced by E. Franklin Childress, Jr., Blair B. Evans, and K. David Waddell, as Substitute Trustees, any one of whom is empowered to serve with all the title, powers, and duties of the Original Trustee named in said Deed of Trust described above; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, Citifinancial Mortgage Company, Inc., the owner thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate described in said Deed of Trust was advertised for sale in THE NASHVILLE RECORD a newspaper published in the City of Nashville, Davidson County, Tennessee, the first insertion appearing on January 12, 2006 and subsequent insertions appearing on January 19, 2006, and January 26, 2006, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, at ten thirty o'clock (10:30 a.m.), on **Friday, February 3, 2006**, being the time and at the main door of the Register of Deeds, located in the Gaylord Entertainment Center, 501 Broadway, Suite 501, Nashville, Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to JTC Properties, LLC (C), Their Heirs and/or Assigns, at and for the sum of $199,273.92, which is the highest and best bid in connection therewith;

NOW, THEREFORE, the undersigned in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby

bargains, sells, conveys, and confirms unto said ~~Stone Steps Realty, Inc.,~~ JTC Properties, LLC (2) Their Heirs and/or Assigns, the following real estate situated and located in Davidson County, Tennessee, to-wit:

Being Lot No. 14 on the Plan of ~~McCroy~~ McCrory (1C) Trace Estates, of record in Plat Book 6900, Page 720 through 723, as corrected in Book 7825 and Page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian K. Collins and wife, Melanie C. Collins by Warranty Deed of record in Book 11138, Page 120 in the Davidson County Records, State of Tennessee.

The conveyance of the aforesaid property is subject to unpaid property taxes, assessments, subdivision restrictions, building lines, and easements of record in the Davidson County Register's Office.

IN WITNESS WHEREOF, K. David Waddell, as Substitute Trustee has hereunto set his hand this the 3rd day of February, 2006.

K. DAVID WADDELL
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 3rd day of February, 2006, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared K. David Waddell, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as Substitute Trustee.

WITNESS my hand and Official Notarial Seal at office the day and year above written.

NOTARY PUBLIC

SANDRA S. LEE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. OCT. 16, 2006

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,273.92 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me on this _____ day _____, 2006.

_____
NOTARY PUBLIC

My Commission Expires:
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PROPERTY ADDRESS:	8420 Indian Hills Drive Nashville, Tennessee 37221
OWNER AND MAIL TAX NOTICE TO:	[redacted]. JTC Properties, LLC 2020 Fieldstone Pkwy, Ste 900-303 Franklin, Tennessee 37069
PREPARED BY AND RETURN TO:	Baker, Donelson, Bearman, Caldwell & Berkowitz, PC 165 Madison Avenue, Suite 2000 Memphis, TN 38103
Tax Parcel ID:	Map 155-10, Group A, Parcel 63 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 199273.92
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1 DAY OF March 20 06
Deputy Register