Davidson County DEEDTRS
Recvd: 05/02/06 14:24 2 pgs
Fees:13.00 Taxes:845.02
20060502-0050530

This Instrument Prepared By:
Perrie & Cole of Tennessee, LLC
400 Northridge Road, Suite 700
Atlanta, GA 30350
P & C file No.: 6006-0051
Parcel ID No.: **137-00-88-00**

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 7/26/2001, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument #20010803-0083113, (Deed of Trust), Alan Larson and Lisa Larson conveyed to M. Todd Jackson as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Irwin Mortgage Corporation; and

WHEREAS, Irwin Mortgage Corporation, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee of record at Instrument #20060403-0037855, in the Register's Office of Davidson County, TN; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 3/30, 4/6 and 4/13/2006 in The Nashville Record, by which advertisement of the sale was held on 4/20/2006 at the Davidson County Courthouse in Register's Office of Davidson County, Tennessee, in bar of the equities of redemption, dower and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis Music City Title & Escrow, LLC, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Mark W. King and JoAnne J. King**, being the highest, best and last bidder, became the purchaser of said property; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **Mark W. King and JoAnne J. King**, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Perrie & Cole of Tennessee, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Mark W. King and JoAnne J. King**, their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

A TRACT OR PARCEL OF LAND SITUATED AND LYING IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, THE SAME BEING LOT NO. 1 ON THE PLAN OF THE SUBDIVISION OF THE WILLIAM J. TAYLOR PROPERTY, THE PLAT OF WHICH IS FILED FOR RECORD IN PLAT BOOK 8250, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS BY DEED OF EVEN DATE BEING RECORDED SIMULTANEOUSLY IN INSTRUMENT NUMBER 20010803-0083112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

PARCEL ID: 137-00-88-00

The last recorded Warranty Deed was filed of record at Instrument #20010803-0083112, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Mark W. King and JoAnne J. King**, their successors and assigns forever, to whom the said, Perrie & Cole of Tennessee, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Perrie & Cole of Tennessee, LLC, Substitute Trustee, has hereunto set aside his had, this 26th day of April, 2006.

Managing Partner
Perrie & Cole of Tennessee, LLC
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

On this 26th day of April, 2006, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Tom Perrie, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Authorized Signer for Perrie & Cole of Tennessee, LLC, the within named bargainor, and as such office or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such office or member.

WITNESS my hand Notary Seal the day and ~~year~~ above written.

Notary Public

NOTARY PUBLIC GEORGIA COBB COUNTY

My Commission Expires:_____

My Commission Expires:_____

6006-0051: Property at 3144 Hobson Pike, Nashville, TN 37201

Mail Tax Notices To:

Mark W. King
JoAnne J. King
2134 Kidd Road
Nolensville, TN 37135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 228,383.00 .

Affiant

Subscribed and sworn to before me this 26th day of April, 2006.

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public
My commisssion expires: 11-19-08