Davidson County DEEDTRS
Recvd: 05/11/06 15:06 2 pgs
Fees:13.00 Taxes:182.23
20060511-0055604

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Jose S. Ruiz,
S&K#: 06-1123

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 5, 2002, recorded in Instrument number 20021216-0154925, in the Register's Office of Davidson County, Tennessee, Jose S. Ruiz and Irene Ruiz, husband and wife, conveyed to Arnold M. Weiss, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in 20060411-0041511 in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on May 5, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Robert Biancheri whose address is 1651 Preston Place, Brentwood, TN 37027, at and for the sum of $49,250.97, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Robert Biancheri has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Robert Biancheri, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Robert Biancheri, his heir, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 164 on the Plan of Sunrise Heights, Second Plan as of record in Book 421, page 46, Register's Office for said County.

Said Lot Number 164 fronts 50 feet on the southerly side of Elgin Street and extends back between parallel lines 150 feet to an alley.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20021216-0154925, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument number 20021216-0154925, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 9535, Page 845, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Robert Biancheri, his heir, successors and assigns, in fee simple forever, to whom the said Joe M Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M Kirsch
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the _____ day of _____, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office in said State and year above written.

12-13-08
My commission expires:

MARY VIRGINIA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County
My Comm. Exp. 12-13-08

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $49,250.97 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 the 11th, day of May, 2006.

NOTARY PUBLIC AT LARGE

Notary Public exp. 9/20/06

PROPERTY ADDRESS: 513 Elgin Street, Nashville, TN 37211

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Robert Biancheri
1651 Preston Place, Brentwood, TN 37027

S & K #:06-1123
Map & Parcel – 19-133.01-0-250-00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.