Davidson County DEEDTRS
Recvd: 09/11/06 09:06 2 pgs
Fees:13.00 Taxes:226.38
20060911-0111807

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: Thelma Pendergrass,
S&K#: 06-2267

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 15, 1998, recorded in Book 11025, Page 25 in the Register's Office of Davidson County, Tennessee, Thelma Pendergrass, a single person, conveyed to (none shown), 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 20060817-0101433, 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 September 5, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 12:00 PM; 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 Spring Valley Lots, LLC, whose address is Dovenmuehle Mortgage, Inc, 1 Corporate Center Drive, Suite 360, Lake Zurich, Illinois 60047-8924 at and for the sum of $61,183.07, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness 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 Spring Valley Lots, LLC, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Spring Valley Lots, LLC, its 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 No. 101 "A" on the Plan of Village by the Creek, Zone Lot Division, Lots 101 through 103, Section 4, as of record in Plat Book 6900, Page 290, said Register's Office, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Book 11025, Page 25 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 Book 11025, Page 25 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 8249, Page 457, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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 Spring Valley Lots, LLC, its successors and assigns, in fee simple forever, to whom the said Denise Griffin, 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 Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

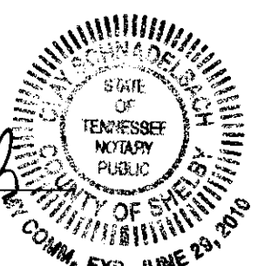
STATE OF TENNESSEE
COUNTY OF SHELBY

On the 5 day of September, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, 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 the day and year above written.

6/29/2010
My commission expires:

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 $61,183.07 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 date written above.

6/29/2010
My commission expires:

Notary Public



PROPERTY ADDRESS: 3706 Village Trail, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Spring Valley Lots, LLC
1 Corporate Center Drive
Suite 360
Lake Zurich, Illinois 60047-8924

S & K #:06-2267
Map & Parcel – 05007000700