Davidson County DEEDTRS
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Fees:13.00 Taxes:166.88

20061025-0132353

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Name: Miguel A. Ruiz, and wife, Lilian M. Oquendo
S&K#: 04-0201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 30, 1997, recorded in Book 10335, Page 570 in the Register's Office of Davidson County, Tennessee, Miguel A. Ruiz, conveyed to TRSTE II, Inc., 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 20061009-0124876, 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 October 18, 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 Wilmington Trust Company, whose address is Wells Fargo Bank, NA, 3476 Stateview Blvd, MAC# X7801-013 (FC), Fort Mill, South Carolina 29715 at and for the sum of $45,103.15, 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 Wilmington Trust Company, 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 Wilmington Trust Company, 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 the 13th Civil District of Davidson County, Tennessee, to wit:

The southwesterly part of Lot Number 31 on the unrecorded plan of Brattonview Subdivision at Bordeaux, being more particularly described as follows:

BEGINNING at a point in the southeasterly side of Courtney Avenue, said point being the southwesterly front corner of the property conveyed to A. A. Dugger and wife, Sallie L. Dugger, of record in Book 3702, Page 201, Register's Office for Davidson County, Tennessee; thence leaving Courtney Avenue and with the southerly line of the Dugger property and in a southeasterly direction 213.4 feet more or less to a point in the center line of the Tennessee Electric Power Company Easement of record in Book 787, Page 2, Register's Office; thence with the center line of said easement and in a southwesterly direction 160.75 feet more or less to a point in the northeasterly margin of Bellefield Avenue; thence in a northwesterly direction 222.5 feet more or less to a point in the beginning of a curve to the right; thence around said curve and in a northeasterly direction 41.2 feet more or less to a point in the southeasterly margin of Courtney Avenue; thence with the margin of said Avenue and in a northeasterly direction 139 feet more or less to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Book 10335, Page 570 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 10335, Page 570 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 10335, Page 566, in the Register's Office for Davidson County, Tennessee.

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

MEMO
TITLE, TYPING CO
ACCOUNT
WHEN RECEIVED

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 Wilmington Trust Company, 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 18 day of October, 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:

Clay Schnadelbach
Notary Public

CLAY SCHNADELBACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 29, 2010

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 $45,103.15 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:

Clay Schnadelbach
Notary Public

CLAY SCHNADELBACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 29, 2010

PROPERTY ADDRESS: 2118 Courtney Avenue, Nashville, TN 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wilmington Trust Company
3476 Stateview Blvd
MAC# X7801-013 (FC)
Fort Mill, South Carolina 29715

S & K #:04-0201
Map & Parcel – 069120077.00