PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
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Davidson County DEEDTRS
Recvd: 12/01/06 09:48 2 pgs
Fees:13.00 Taxes:258.08
20061201-0148337

Name: Jennifer H. Brown, and husband, Marcellus Brown
S&K#: 06-1401

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 18, 2005, recorded in Instrument number 20050428-0047307 in the Register's Office of Davidson County, Tennessee, Jennifer Brown and Marcellus Brown wife and husband, conveyed to Rhonda C. Bundy, 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 20061103-0136780, 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 November 22, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 3:00 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 REO Properties Corporation, whose address is Ocwen Loan Servicing, LLC, 12650 Ingenuity Drive, Orlando, Florida 32826 at and for the sum of $69,750.00, 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 REO Properties Corporation, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said REO Properties Corporation, 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 2DX-04096 Civil District of Davidson County, Tennessee to wit:

Unit No. 1, being a portion of Lot No.355 on the Plan of Forrest View Park, Section II, a Horizontal Property Regime, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and described in a Master Deed for 2909 Anderson Road Condominiums, recorded in instrument No. 20030113-0005153, of the Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of 2909 Anderson Road Condominiums, Section 2, Forest View Park, recorded in Instrument No. 20030113-0005153, of the Register's Office for Davidson County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20050428-0047307 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 Instrument number 20050428-0047307 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20050428-0047306, 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 REO Properties Corporation, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP, 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.

Shapiro & Kirsch, LLP
By: Denise Griffin, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me a Notary Public, in and for said state and county, personally appeared Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged herself to be an Authorized Agent of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership by herself as an Authorized Agent.

WITNESS my hand and Official Seal this 22 day of November, 2006

NOTARY PUBLIC

My commission expires: 6/29/2010

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 $69,750.00 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: 2911 Anderson Road, Nashville, Tennessee 37217 (Per Tax Assessor)
2909 B Anderson Road, Nashville, Tennessee 37217 (Per Trust Deed)

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
REO Properties Corporation
12555 Ingenuity Drive
Orlando, Florida 32826

S & K #:06-1401
Map & Parcel – 150-05-0B-001.00