Davidson County DEEDTRS
Recvd: 12/21/06 11:26 3 pgs
Fees:18.00 Taxes:309.47
20061221-0157361

This Instrument Prepared by:
Trustee Management Company
10500 Barkley, Suite 100,
Overland Park, Kansas 66212

# SUBSTITUTE TRUSTEE'S DEED

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| The CIT Group/Consumer Finance, Inc.<br>715 S. Metropolitan Ave.,<br>Oklahoma City, OK 73108 | The CIT Group/Consumer Finance, Inc.<br>715 S. Metropolitan Ave.,<br>Oklahoma City, OK 73108 | 096-06-0-135.00 |

**WHEREAS,** by Deed of Trust dated November 10, 2005, and recorded in Instrument No. 20051128-0143144, Register's Office for Davidson County, Tennessee, Clellen Shults, Jr. and Susan Russell, conveyed to Ernest B. Williams, IV, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

**WHEREAS,** the holder of the debt secured appointed Trustee Management Company as Successor Trustee by instrument recorded in Instrument No. 20061103-0136787, said Register's Office; and

**WHEREAS,** default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned, in conformity with the terms and provisions 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

**WHERAS,** the property contained no State Tax Lien(s) in Instrument No. n/a. The property contained no Federal Tax Lien(s) in Instrument No. n/a. The purchaser of the property is subject to redemption rights as provided under the applicable federal or state statute.

**WHEREAS,** in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on December 14, 2006 outside the entrance to the building located at 501 Broadway, Nashville, Tennessee, being the location of the Davidson County Register of Deeds, in Davidson County, Tennessee; 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, The CIT Group/Consumer Finance, Inc. was the highest and best bidder became the purchaser of said property at and for the sum of eighty-three thousand, six-hundred, forty dollars, and ($83,640.00).

**NOW, THEREFORE,** in consideration of the premises, the undersigned, Jeffrey J. Harms, Vice-President for Trustee Management Company as Successor Trustee, does hereby grant, bargain, sell and convey to the said The CIT Group/Consumer Finance, Inc. , ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

BEING LOT NO. 169 ON THE PLAN OF CLOVERHILL SECTION III OF RECORD IN BOOK 2083, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLELLAN SHULTS, JR. AND SUSAN RUSSELL BY WARRANTY DEED FROM MCCAMPBELL AVENUE TRUST DATED NOVEMBER 5, 2004 AND RECORDED NOVEMBER 18, 2004 IN INSTRUMENT NO. 20041118-0138479, ALSO BEING THE SAME PROPERTY CONVEYED TO MCCAMPBELL AVE TRUST BY WARRANTY DEED FROM CLELLEN E. SHULTS, JR. AND SUSAN F. RUSSELL, BY DESCENT AND DISTRIBUTION OF THE ESTATE OF BETTY JEAN SHULTS DATED JANUARY 30, 2004 AND RECORDED FEBRUARY 3, 2004 IN INSTRUMENT NO. 20040203-0013076, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID No.:096-06-0-135.00

More commonly known as: 3008 McCampbell Avenue, Nashville, TN 37214

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

**TO HAVE AND TO HOLD** the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said Jeffrey J. Harms, Vice-President for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

**IN WITNESS WHEREOF,** Jeffrey J. Harms, Vice-President for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 18th day of December, 2006

Trustee Management Company

Jeffrey J. Harms
Vice-President

**STATE OF** Kansas
**COUNTY OF** Johnson

On this 18th day of December, 2006, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey J. Harms, Vice-President** for **Trustee Management Company**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Vice-President of Trustee Management Company, as Successor Trustee.

**WITNESS** my hand and Notarial Seal at office the day and year/first above written.

My Commission Expires:
11/14/2009

Printed Name: Sarah Elizabeth Holmes
Notary Public

**STATE OF** Kansas
**COUNTY OF** Johnson

SARAH ELIZABETH HOLMES
Notary Public - State of Kansas
My Appt. Expires _____

The actual consideration or value of the property is $83,640.00

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 18th day of December, 2006.

My Commission Expires:
11/14/2009

Printed Name: Sarah Elizabeth Holmes
Notary Public

SARAH ELIZABETH HOLMES
Notary Public - State of Kansas
My Appt. Expires 11/14/2009