Davidson County DEEDTRS
Recvd: 01/11/07 12:34 3 pgs
Fees:18.00 Taxes:111.00
20070111-0004618

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 24 January 2002, PETER MICHAEL McPEAK executed a certain Trust Deed to Michael S. Hoover, Trustee, for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded as Instrument No. 20020125-0010636 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Beneficial Tennessee, Inc., the holder and owner of the debt and obligations secured by said Trust Deed, having for reasons satisfactory to itself, under the provision of said Trust Deed, by instrument recorded in said Register's Office as Instrument No. 20061117-0143037, named and appointed the undersigned as Trustee in the place and stead of Michael S. Hoover; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published and/or distributed in Davidson County, Tennessee in the issues of 7, 14, 21 December 2006 of said newspaper, said sale having been advertised for Thursday, 28 December 2006, commencing at 12:00 o'clock noon outside the door of the Register of Deed's Office, 501 Broadway, Nashville, Tennessee, at the Northwest entry of the Gaylord Entertainment Center at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by James Roberts, to-wit: a bid of Ten Thousand One Hundred One and 00/100 Dollars ($10,101.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Richard J. Myers, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said James Roberts, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 ON MAP OF THORNBY PLACE, AS OF RECORD IN BOOK 332, PAGE 3, REGISTER'S OFFICE, FOR SAID COUNTY.

SAID LOT NO. 73 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHARP AVENUE, FORMERLY OSAGE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ASSOCIATES FINANCIAL SERVICES COMPANY, INC. BY DEED FROM ROBERT F. DOYLE, SUBSTITUTE TRUSTEE OF RECORD IN BOOK 8385, PAGE 187, SAID REGISTER'S OFFICE.

SAID GRANTOR DOES SPECIALLY WARRANT AND WILL FOREVER DEFEND SAID TITLE AGAINST ANY PERSONS LAWFULLY CLAIMING OR TO CLAIM THE SAME BY, THROUGH OR UNDER ASSOCIATES FINANCIAL SERVICES COMPANY, INC., BUT NOT OTHERWISE BEING THE SAME PROPERTY CONVEYED FROM ASSOCIATES FINANCIAL SERVICES COMPANY, INC. TO PETER MICHAEL MCPEAK BY DEED RECORDED 9/15/92, IN BOOK 8730, AT PAGE 5, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TAX MAP OR PARCEL ID NO.: 82-04183.00.

PREPARED BY:
Richard J. Myers, Esq.
Apperson, Crump & Maxwell, PLC
6000 Poplar Avenue, Suite 400
Memphis, TN 38119
(901) 756-6300

RETURN TO:
James Roberts
201 Thompson Lane
Suite 200
Nashville, TN 37211
(615) 207-9884

TO HAVE AND TO HOLD, unto the said James Roberts, his successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above-described Trust Deed, and not further or otherwise.

This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

The proceeds of this sale, the receipt of which the undersigned Substitute Trustee hereby acknowledges, have been applied as follows:

TOTAL BID		$10,101.00
Expenses:		
Recording Substitution of Trustee	12.00	
Title Work	450.00	
Advertising Expenses	400.00	
Attorney Fee and Costs	900.00	
TOTAL EXPENSES		1,762.00
BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS		$8,339.00

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 8TH day of January, 2007.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 8TH day of January, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Richard J. Myers, Substitute Trustee, to me known to be the person described, and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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

Notary Public

My Commission Expires:
1-28-2007

TANGELA BUTLER-FEARSON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. My Comm. Exp. 1-28-07

PROPERTY ADDRESS:

891 W. Sharpe Ave.
Nashville, TN 37206

SEND TAX BILLS TO:

James Roberts
201 Thompson Lane, Suite 200
Nashville, TN 37211
(615) 207-9884

Grantee: **Beneficial Tennessee, Inc.**
P.O. Box 8362
Elmhurst, TN 60126-1058

TAX MAP OR PARCEL ID NO.: #82-4/183

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 30,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11th DAY OF Jan 20 07
Deputy Register

I, James Roberts, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10,101.00, 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 this ____ day of January, 2007.

_____
Notary Public

My Commission Expires:_____