PICK-UP

PREPARED BY AND RETURN TO:
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Davidson County DEEDTRS
Recvd: 04/04/07 10:29 2 pgs
Fees:13.00 Taxes:466.02
20070404-0040287

Name: Clifton D. Lee, and wife, Mildred A. Lee
S&K#: 07-20321

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 24, 2006, recorded in Instrument number 20060503-0051276 in the Register's Office of Davidson County, Tennessee, Clifton D. Lee and wife, Mildred A. Lee, conveyed to American Title Company, 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 Instrument Number 20070314-0031073 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 March 19, 2007, at the Davidson County Courthouse in Nashville, Tennessee, at 2:00 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 Castleridge Properties whose address is 1832 Kaylee Meadow Lane, Hermitage, TN 37076, at and for the sum of $125,950.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Castleridge Properties 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 Castleridge Properties, 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 Castleridge Properties, its heirs, 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:

The westerly 50 feet of Block 30 on the Map of Charlotte Park, Second Addition, Extended, as of record in Book 421, Page 10, Register's Office for said County.

Said part of Block 30 fronts 50 feet on the southerly side of Nevada Avenue and extends back between parallel lines with the easterly margin of 39th Avenue North 150 feet to an alley.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060503-0051276, 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 in Instrument number 20060503-0051276, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 6956, Page 806, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

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 Castleridge Properties, its heirs, 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 Shapiro & Kirsch, LLP., Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP.

D. Denise Griffin, An Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 19 day of March 2007, before me, a Notary Public, in and for said State and County, personally appeared D. Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be an Authorized Agent of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

CLAY SCHNADELBACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY COMM. EXP. JUNE 28, 2010

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 $125,950.00 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 _____, day of _____, 2007.

Notary Public

PROPERTY ADDRESS: 3815 Nevada Avenue, Nashville, TN 37209

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Castleridge Properties
1832 Kaylee Meadow Lane, Hermitage, TN 37076

S & K #:07-20321
Map & Parcel – 092 13 0 240.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 125,950.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March 2007

Deputy Register