SJR

Davidson County DEEDTRS
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Fees:13.00 Taxes:1128.50
20070515-0058314

THIS INSTRUMENT PREPARED BY:
Bottorff & Kavin, PLC
The Ramparts, Suite 120
155 Franklin Road
Brentwood, TN 37027

FROM: Rebecca T. Garland, Trustee
TO: Rodger T. Wallace

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel
Rodger T. Wallace 341 Wallace Road Nashville, TN 37211	Owner	Map 147, Parcel 15.02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me this 14th day of April, 2007

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE
Traci Henry
My Commission Expires March 20, 2010
STATE OF TENNESSEE

TRACI HENRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WITNESSETH

WHEREAS, by the Deed of Trust, ("Deed of Trust") of record in Instrument Number 20050912-0109294, Register's Office for Davidson County, Tennessee, Peter Grossman and Carol Porter conveyed in trust to C. Mark Carver, Trustee, certain real property to secure a debt to Rodger T. Wallace and by Instrument of record as Instrument No. 200703210034472, Rebecca T. Garland was appointed Substitute Trustee and at the request of Rodger T. Wallace, being the owner and holder of the indebtedness secured thereby and the Beneficiary in said Deed of Trust; and for the purposes of effecting payment in partial satisfaction of the said indebtedness, including principal, interest, attorney's fees and costs of sale, I, Rebecca T. Garland as Substitute Trustee ("Grantor"), did on April 16, 2007, commencing at 1:00 o'clock p.m. pursuant to advertisement published in the Nashville Record in the editions of March 23, 2007, March 30, 2007, and April 6, 2007, offer for sale and sold at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, statutory redemption, dower and homestead, the hereinafter described real estate, at which such sale Rodger T. Wallace ("Grantee") became the highest and best bidder at and for the sum of Three Hundred Five Thousand & no/100 Dollars ($305,000.00); and,

WHEREAS, the proceeds of such sale have been applied in accordance with the terms and conditions contained in the aforesaid Deed of Trust.

NOW, THEREFORE, I, Rebecca T. Garland, Substitute Trustee as Grantor, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby sell, transfer and convey unto Rodger T. Wallace as Grantee the following described real property located in Nashville, Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Wallace Clinic, a planned unit development, as shown on plat of record in Plat Book 6050, page 414, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Peter Grossman and Carol Porter by Deed from Roger T. Wallace of record as Instrument number 20050912-0109293 Register's Office for Davidson County, Tennessee.

The above-described property is unimproved property, and is known as 339 Wallace Road, Nashville, Tennessee.

The sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the property and this conveyance is so made. However, grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantees all of the covenants and warranties contained in the Installment Deed and in any prior deeds referred to in said Installment Deed.

IN WITNESS WHEREOF, I, Rebecca T. Garland, Trustee, have executed this instrument this 23rd day of April, 2007.

Rebecca T. Garland, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Rebecca T. Garland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the Trustee in a Deed of Trust, from Peter Grossman and Carol Porter to Rodger T. Wallace for the above-described property and acknowledged that he as Trustee, being authorized so to do, executed the foregoing Trustee's Deed by signing as Trustee.

WITNESS my hand and seal at office this 27th day of April, 2007.

Notary Public

My Comm. Expires: 11/19/2008

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.