Davidson County DEEDTRS
Recvd: 05/25/07 10:24 2 pgs
Fees:13.00 Taxes:462.50
20070525-0062512

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Mamie Ruth Williams,
S&K#: 07-10899

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 23, 2004, recorded in Instrument number 20040805-0094168 in the Register's Office of Davidson County, Tennessee, Mamie Ruth Williams a/k/a Maime Williams, unmarried, conveyed to Wesley D. Turner, 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 20070404-0040377 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 May 11, 2007, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00am; 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 Noble Properties, Inc. whose address is 718 Thompson Lane, Suite 108, Nashville, TN 37204, at and for the sum of $88,035.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Noble Properties, Inc. 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 Noble Properties, Inc., 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 Noble Properties, Inc., its heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 86 on the Plan of Ranchwood Estates, Section I, as of record in Book 2900, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot Number 86 fronts 145.0 feet on the north margin of Rosehill Drive and extends back 278.5 feet on the west line and 278.5 feet on the east line to a dead line in the rear, measuring 144.29 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20040805-0094168, 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 20040805-0094168, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 10374, Page 919, 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.

Subject to UCC lien held by American General Finance of record at Instrument number 20041006-0120216 in the register's office of Davidson County, Tennessee.

Subject to UCC lien held by Nashville Gas of record at Instrument number 20060925-0118043 in the register's office of Davidson County, Tennessee.

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 Noble Properties, Inc., 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

Denise D. Griffin, An Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 11 day of May, 2007, before me, a Notary Public, in and for said State and County, personally appeared Denise D. 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.

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 $88,035.00 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 11, day of May

Notary Public



PROPERTY ADDRESS: 215 Rose Hill Drive, Goodlettsville, TN 37072

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Noble Properties, Inc.
718 Thompson Lane, Suite 108, Nashville, TN 37204

S & K #:07-10899
Map & Parcel – 025 08 0 002.00

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
$ 125,000

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May 20 07

Deputy Register