Davidson County DEEDTRS
Recvd: 07/02/07 14:29 3 pgs
Fees:18.00 Taxes:378.79
20070702-0078874

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of 7 November 2003, MOLLIE A. MILLER executed a certain Trust Deed to Thomas M. Curtis, Trustee for Beneficial Tennessee, Inc., for the purpose of securing the debt and obligations therein described, which Trust Deed is recorded as Instrument No.20031111-0165062 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 provisions of said Trust Deed, by instrument recorded in the Register's Office under Instrument No. 20061031-0134814, named and appointed the undersigned as Trustee in the place and stead of the said Jennifer Lawson; 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 Tennessee Tribune/West Tennessee Examiner, a newspaper published and/or distributed in Nashville, Davidson County, Tennessee in the issues of 31 May, 7, 14 June 2007 of said newspaper, said sale having been advertised for Thursday, 21 June 2007, commencing at 12:00 o'clock Noon outside the door of the Register of Deed's Office, located at 501 Broadway, Suite 501, 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 Beneficial Tennessee, Inc., to-wit: a bid of One Hundred Two Thousand Three Hundred Seventy-Five and No/100 Dollars ($102,375.00) 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 Beneficial Tennessee, Inc., 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 1 ON THE PLAN OF WHITTEMORE VALLEY, SECTION ONE, AS OF RECORD IN BOOK 6250, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 1 FRONTS 93.27 FEET ON THE EASTERLY SIDE OF JERI COURT AND EXTENDS BACK 110.00 FEET ON THE NORTHERLY LINE, SAID LINE ALSO FRONTING THE SOUTHERLY MARGIN OF TUSCULUM ROAD, AND 135.85 FEET ON THE SOUTHERLY LINE TO A DEED LINE, MEASURING 79.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED FROM DAVID ALAN JACKSON AND DEBORAH KAY JACKSON TO MOLLIE A. MILLER, AN UNMARRIED PERSON BY DEED RECORDED 12/18/95, IN BOOK 9890, AT PAGE 567, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TAX MAP OR PARCEL ID NO.: 162-07-165.00.

Property Address: 301 Jeri Court, Antioch, TN 37013

Prepared by and Return to:

Richard J. Myers, Esq.
6000 Poplar Avenue, Suite 400
Memphis, TN 38119
(901) 756-6300

TO HAVE AND TO HOLD, unto the said Beneficial Tennessee, Inc., its 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 | | $102,375.00 |
| Expenses: | | |
| Recording Substitution of Trustee | 12.00 | |
| Title Work | 450.00 | |
| Advertising Expenses | 450.00 | |
| Recording Substitute Trustee's Deed | 396.79 | |
| Unpaid Property Taxes | 3,469.09 | |
| Attorney Fee and Costs | 900.00 | |
| TOTAL EXPENSES | | 5,677.88 |
| BALANCE APPLIED TO THE MORTGAGE INDEBTEDNESS | | $96,697.12 |

WITNESS, the signature of the undersigned, Richard J. Myers, Substitute Trustee, this 28th day June, 2007.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 28th day of June, 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:

12/28/2010



PROPERTY ADDRESS:

301 Jeri Court
Antioch, TN 37013

SEND TAX BILLS TO:

Beneficial Tennessee, Inc.
P.O. Box 8362
Elmhurst, IL 60126-1058

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

I, Richard J. Myers, 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 $102,375.00, 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 28th day of June, 2007.

Notary Public




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