FILE NO.: 07-03763

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

Davidson County DEEDTRS
Recvd: 07/17/07 13:15 3 pgs
Fees:18.00 Taxes:71.78



20070717-0085060

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, LARRY T MCNEAL UNMARRIED conveyed to TODD CLOSSIN as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated January 19, 2006, and recorded in the Office of the Register of Deeds of Davidson County, Tennessee, in Instrument/Book No. 20060214-0017979 and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Fifth Third Bank**; and

WHEREAS, Fifth Third Bank, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 20070705-0080129, in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, at the time and place mentioned in referenced advertisement, Susan Harville, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale , being the best, highest and last bidder, became the purchaser of said property at and for the sum of $19,400.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Fifth Third Bank, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 AND THE SOUTHERLY 1 FEET 3 INCHES OF LOT NO. 9 OF BLOCK "A" ON THE MAP OF THE SUBDIVISION OF BLOCKS "A" AND "D" OF THE MERRITT PROPERTY, AS OF RECORD IN BOOK 421, PAGE 153, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 10 AND THE SOUTHERLY PART OF LOT NO. 9 FRONT TOGETHER 51 FEET 34 INCHES ON THE EASTERLY SIDE OF LITTLE HAMILTON AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES, AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 7659, PAGE 418, OF THE DAVIDSON COUNTY, TENNESSEE RECORDS.

Property commonly known as 1308 Little Hamilton, Nashville, TN 37203.

The last recorded Warranty Deed was filed of record at Instrument/Book No. 7659 Page 418 in the Office of the Register of Deeds of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said , its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further or otherwise.

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IN TESTIMONY WHEREOF, Attorney M.Todd Jackson of Substitute Trustee, has hereunto set his hand, this 16 day of July, 2007.

Brock & Scott, PLLC

By: _____

M.TODD JACKSON, Attorney
TN BPR 23455
Brock & Scott, PLLC
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in the State and County aforementioned personally appeared M. Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Manager of Brock & Scott, the within named bargainor a PLLC, and that such person as such Manager executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Manager.

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

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires: _____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $19,400.00, 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 this 16 day of July, 2007

Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires: _____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Brock & Scott File No.: 07-03763
Property Address: 1308 Little Hamilton, Nashville, TN 37203
Tax Parcel I.D. No.: 105-07-0-164.00
Property Owner and Tax Notices:
Fifth Third Bank
c/o Brady Lighthall
525 Vine St. Ste 800
Cincinnati, OH 45202