PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
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Davidson County DEEDTRS
Recvd: 07/26/07 13:19 2 pgs
Fees:13.00 Taxes:329.30
20070726-0088865

Name: Sandra Smith,
S&K#: 07-20667

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 25, 2005, recorded in Instrument number 20051129-0143281 in the Register's Office of Davidson County, Tennessee, Sandra Lee Smith, an unmarried woman, conveyed to Kenneth Hayes, 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 20070709-0081434 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 July 17, 2007, at the Davidson County Courthouse in Nashville, Tennessee, at 12:00 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 James Roberts whose address is 201 Thompson Lane, Suite 200, Nashville, TN 37211, at and for the sum of $74,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, James Roberts 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 James Roberts, 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 James Roberts, his heir, 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:

Lot Number 23 and the two parcels adjoining Lot Number 23 and Lot Number 38 and more fully described according to a plat of the Moss Wood Subdivision of record in Book 2663, Page 102 of the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot Number 23; thence in a southwesterly direction along the southerly margin of Laredo Avenue to the common boundary with Lot Number 24; thence in a southerly direction, the boundary line of Lots Numbers 23, 24, 140 feet to the common corner of Lots 23, 24; thence in a westerly direction 4.35 feet to the common boundary of Lot 38 and Reserve parcel; thence in a southerly direction along the boundary line of Lot Number. 38, 140 feet to Laramie Avenue; thence in a northeasterly direction 159.8 feet to a concrete monument in the easterly boundary line of the subdivision; thence in a northeasterly direction 100.53 feet to a monument; thence in a westerly direction along the boundary of the subdivision 66 feet to the margin of Lot Number 23 and the boundary of the subdivision; thence with the common boundary of Lot Number 23 and the subdivision 21.28 feet to the southeast margin of Laredo Avenue; thence along the southerly margin of Laredo Avenue 60 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20051129-0143281, 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 20051129-0143281, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 7870, Page 579, 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 James Roberts, his heir, 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 17 day of July, 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 $74,000.00 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: 6201 Laredo Avenue, Nashville, TN 37209

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James Roberts
201 Thompson Lane, Suite 200, Nashville, TN 37211

S & K #:07-20667
Map & Parcel – 09105012000

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
$ 74,000

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16 DAY OF July 20 07

Deputy Register