Please Return To:

Bluegrass Title & Escrow, Inc
625 East Main Street
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:

Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075
(615) 824-0886

Map & Parcel:
92-07 2

Address New Owner
and send tax bills to:
Eric Sox
7051 Hwy 70S, Ste 315
Nashville, TN 37221

SUBSTITUTE TRUSTEE'S DEED

Whereas, under a certain Deed of Trust dated 11/15/2006, executed by Ronell Moore, and recorded as Instrument Number 20061127-0145770, Register's Office for Davidson County, Tennessee, the herein described property was conveyed to Elite Title Company, LLC, Trustee, to secure the indebtedness described in said Deed of Trust, and whereas, Mid State Lenders, Inc., the current owner and holder of said Deed of Trust, (the "Owner and Holder"), appointed the undersigned, E. Keith Bell, Attorney at Law, as Substitute Trustee by instrument filed of record in the Register's Office for Davidson County, Tennessee, at Instrument Number 20070611-0069851 with all the rights, powers and privileges of the original Trustee named in said Deed of Trust, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, Mid State Lenders, Inc.; and

Whereas, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record as Instrument Number 20061127-0145770, Register's Office for Davidson County, Tennessee, and Mid State Lenders, Inc. being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

Whereas, the lawful holder of said indebtedness, having requested E. Keith Bell, Substitute Trustee, to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said Deed of Trust; and

Whereas, E. Keith Bell, Substitute Trustee, did give more than twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in the Tennessean, a newspaper published in Davidson County, Tennessee, said advertisements appearing in the editions of said newspaper on June 29, 2007, July 6, 2007, and July 13, 2007, stating that on the 24th day of July, 2007, at 10:00 a.m. at the outside door to the Register's Office, Sommet Center, formerly Gaylord Entertainment Center, in Nashville, Tennessee, said property herein after described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

Davidson County DEEDTRS
Recvd: 07/31/07 15:09 3 pgs
Fees:18.00 Taxes:220.30
20070731-0090929

Whereas, on the said date, July 24, 2007, said E. Keith Bell, Substitute Trustee, offered said property for sale at public outcry and said property was subsequently sold to Eric L. Sox, for **Fifty-nine thousand five hundred forty dollars and 00/100, $59,540.00,** which was the amount of the highest and last bid, to apply on said indebtedness, interest and all costs under said Deed of Trust, said bid being the highest and last bid.

Now, therefore, I, E. Keith Bell, Substitute Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, credited and applied as a payment on the indebtedness secured by the aforementioned Deed of Trust, do hereby bargain and sell and by these presents do hereby transfer and convey to Eric L. Sox, his successors and assigns, as Grantee, the following described property, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Number 295 on the westerly half of Lot Number 296 of Block Number 16 on the Map of Subdivision of the Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County.

Said Lot Number 295 and part of Lot Number 296 front together 75 feet on the northerly side of Morena Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ronnell Moore by Warranty Deed from William Greenfield dated 01/13/05 and recorded in Instrument Number 20050412-0040517, said Register's Office.

This property is known as 2406 Morena Street, Nashville, TN 37208.

The said E. Keith Bell, Substitute Trustee, does hereby sell this property as Trustee under said Deed of Trust and not otherwise.

The above-described property is sold subject to any and all unpaid taxes and encumbrances that appear of record, including building restrictions, if any.

Witness my hand and seal on this the 24th day of July, 2007.

E. Keith Bell

E. Keith Bell, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, E. Keith Bell, Substitute Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposed therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 24th day of July, 2007.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My commission Expires: 1/20/08

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater for this transfer is $59,540.00.

Angela McKay
AFFIANT

Sworn to and subscribed before me on this the 24th day of July, 2007.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My commission Expires: 1/20/08