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

Davidson County DEEDTRS
Recvd: 09/06/07 12:43 2 pgs
Fees:13.00 Taxes:179.45
20070906-0107065

Name: Lynn C. Fitzpatrick,
S&K#: 07-12700

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 4, 1996, recorded in Book 10182, Page 671 in the Register's Office of Davidson County, Tennessee, Lynn C. Fitzpatrick , unmarried, conveyed to I. Dyke Tatum, 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 20070815-0097525 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 August 30, 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 Mark W. King and JoAnne J. King whose address is 2134 Kidd Road, Nolensville, TN 37135, at and for the sum of $23,511.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Mark W. King and JoAnne J. King 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 Mark W. King and JoAnne J. King, 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 Mark W. King and JoAnne J. King, their 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 the Tenth Civil District of Davidson County, Tennessee, on the east side of Bass Avenue in Goodlettsville, Tennessee, and being more particularly described as follows:

Beginning at a point in the east margin of Bass Avenue, Nolan H. Lamberth's south west Corner; thence with Nolan H. Lamberth's south boundary line in an easterly direction 55 feet to an iron stake, C. F. Junker's south west corner; thence easterly with Junker's south boundary line 75 feet to Junker's south east corner which is in the west margin of Church Street; thence with the west margin of Church Street south 57 feet to a point (iron pin) in Wilhoite's line; thence westerly 126 feet to the easterly margin of Bass Avenue; thence northerly along the easterly margin of Bass Avenue 76 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Book 10182, Page 671, 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 Book 10182, Page 671, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 10182, Page 668, 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 Mark W. King and JoAnne J. King, their 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 30th day of August, 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.

JAMIE D. HARPOLE
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County

12-13-08
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 Comm. Exp. 12-13-08 consideration for this transfer is $23,511.00 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: 411 Bass Street, Goodlettsville, TN 37072

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mark W. King and JoAnne J. King
2134 Kidd Road, Nolensville, TN 37135

S & K #:07-12700
Map & Parcel – 019 13 0 004.00

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
$ 48,500

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 6th DAY OF Sept 20 07

Deputy Register