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: 10/29/07 08:14 2 pgs
Fees:13.00 Taxes:294.52
20071029-0127005

Name: Mattie Elizabeth Griggs,
S&K#: 07-12847

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 26, 2006, recorded in Instrument number 20061101-0135604 in the Register's Office of Davidson County, Tennessee, Mattie Elizabeth Griggs, a single woman, conveyed to Superior Title, 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 No. 20070810-0095941 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 October 5, 2007, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM; 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 Jana Jacobs and Summit Partners, LLC whose address is 1070 Meeks Cemetery Road, Burns, TN 37029, at and for the sum of $79,600.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Jana Jacobs and Summit Partners, LLC 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 Jana Jacobs and Summit Partners, LLC, 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 Janet Jacobs and Summit Partners, LLC, their heirs, 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 203, Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for said County.

Said Lot Number 203 fronts 80.0 feet on the northerly side of Farmview Drive and extends back between lines, measuring 179.6 feet on the westerly line and 164.8 feet on the easterly line, to a line in the rear on which it measures 81.4 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20061101-0135604, 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 20061101-0135604, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Affidavit at Book 7406, Page 122 and rerecorded at Book 7630, Page 701, 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.

Subject to any interest that may exist in unreleased Deed of Trust of record at Book 1114, Page 663.

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 Jana Jacobs and Summit Partners, LLC, 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 5th day of Oct. 2007, 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 consideration for this transfer is $79,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Exp. 12-13-08

Affiant

Subscribed and sworn to before me on the 26th day of October, 2007.

Notary Public

TERRI D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

PROPERTY ADDRESS: 4162 Farmview Drive, Nashville, TN 37218

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jana Jacobs and Summit Partners, LLC
1070 Meeks Cemetery Road, Burns, TN 37029

S & K #:07-12847
Map & Parcel – 059.05-0-198.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

I, Terri Jackson, do hereby make oath that I am the custodian of the electronic version of the foregoing document tendered for registration and that this is a true and correct copy of the original document executed and authenticated according to law.

Terri D. Jackson

State of Tennessee
County of Davidson

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 2, 2010

Personally appeared before me Pam McBroom, a notary public for this county and state, Terri Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 3/2/10

Pam McBroom
Notary