PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
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Davidson County DEEDTRS
Recvd: 02/01/08 10:32 2 pgs
Fees:13.00 Taxes:263.75
20080201-0010453

Name: Clara Meeks Bryant,
S&K#: 07-16151

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 19, 2005, recorded in Instrument number 20050930-0117631 in the Register's Office of Davidson County, Tennessee, Clara Meeks Bryant, conveyed to Lawrence Vogan, 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 20071108-0131881, 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 January 25, 2008, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 A.M.; 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 Yale Mortgage Corporation, whose address is Yale Mortgage, 4100 NE 2nd Avenue, Suite 206, Miami, Florida 33137 at and for the sum of $71,283.96, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness 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 Yale Mortgage Corporation, 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 Yale Mortgage Corporation, its 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, more particularly described as follows:

Land in Davidson County, Tennessee being Lot Number 20 on the Plan of Ewing Valley, Section 1, of record in Book 4300, Page 167, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Troy Drive, corner of Lots 20 and 42; thence with said Drive westwardly 90.42 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve northwestwardly 39.27 feet to a point in the easterly margin of Brouch Drive; thence with the margin of line between said lots, eastwardly 99.0 feet to a monument at the rear corners of Lots 20, 21 and 42; thence with the line between Lots Numbers 20 and 42, southwardly 102.4 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20050930-0117631 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 Instrument number 20050930-0117631 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20050930-0117631, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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 Yale Mortgage Corporation, its 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 25th day of Jan., 2008, 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.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County

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 $71,283.96 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 date written above.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County
My Comm Exp 12-13-08

PROPERTY ADDRESS: 3946 Crouch Drive, A/K/A Troy Drive, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Yale Mortgage Corporation
4100 NE 2nd Avenue
Suite 206
Miami, Florida 33137

S & K #:07-16151
Map & Parcel – 05906003100