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: 02/08/08 10:39 2 pgs
Fees:13.00 Taxes:204.43
20080208-0013163

Name: Melanie Foster,
S&K#: 07-13739

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 29, 2006, recorded in Instrument number 20060707-0081570 in the Register's Office of Davidson County, Tennessee, Melanie Foster, an unmarried woman, conveyed to C. Thomas Cates, 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 20080104-0001011, 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 30, 2008, 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 Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian, whose address is Saxon Mortgage Services, Inc., 4708 Mercantile Drive, Fort Worth, Texas 76137-3605 at and for the sum of $55,250.00, 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 Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian, 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 Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to-wit:

Described property located in the Eleventh (11th) Civil District of Davidson County, Tennessee, to wit:

Lot Number 1 and the southerly 12 feet of Lot Number 2 of Block "G", on the revised plan of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County, and more particularly described as follows:

Beginning on the easterly margin of Lanier Drive at the intersection of Yowell Avenue thence with the north line of Yowell Avenue eastwardly 125 feet to a slight curve; eastwardly 32 feet to the southwest corner of Lot Number 23; thence with the west line of said lot, northeastwardly 35 feet to a point 38 feet south of the northeast corner of Lot Number 2; thence northeastwardly 150 feet to the easterly margin of Lanier Drive; thence with said Drive, southwestwardly 57 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060707-0081570 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 20060707-0081570 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20060707-0081569, 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 Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian, 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 30th day of January, 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.

DEEANNA McKIERNAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-28-08

12/28/08
My commission expires:

Deeanna McKiernan
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 $55,250.00 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 date written above.

DEEANNA McKIERNAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-28-08

12/28/08
My commission expires:

Deeanna McKiernan
Notary Public

PROPERTY ADDRESS: 329 Lanier Drive, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian
4708 Mercantile Drive
Fort Worth, Texas 76137-3605

S & K #:07-13739
Map & Parcel – 04314010400