Davidson County DEEDTRS
Recvd: 03/17/08 12:20 2 pgs
Fees:13.00 Taxes:347.79
20080317-0026573

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

Name: Kathryn M. Viers,
S&K#: 08-000728

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 23, 2006, recorded in Instrument number 20060627—0076840 in the Register's Office of Davidson County, Tennessee, Kathryn M. Viers, unmarried, conveyed to PRLAP, Inc., 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 20080220-0016581, 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 March 4, 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 Bank of America, NA, whose address is Bank of America Mortgage/Buffalo, 475 Cross Point Parkway, Getzville, New York 14068 at and for the sum of $93,997.42, 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 Bank of America, NA, 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 Bank of America, NA, 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 Davidson County, Tennessee, being part of Parcel "B" on the Plan of Stratton Heights as of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Gibson Drive, said point being 148 feet north of the northwest corner of Lot 78 in said subdivision, thence with the easterly margin of Gibson Drive, northwardly 100 feet to a point in the center of Gibson's Creek, being the southwest corner of the property conveyed to Tom L. Bing and wife, by deed from E.C. Chance and wife, of record in Book 1878, Page 635, Register's Office; thence with Bing's southerly line eastwardly 260 feet more or less to a westerly margin of the L&N Railroad right-of-way; thence with said right-of-way south 71 degrees 41 minutes east 15 feet to a point; thence continuing with said right-of-way south 18 degrees 19 minutes west 150 feet to a point, said point being 169.4 feet north of the northeast corner of Lot Number 78 in said subdivision; thence westerly 225 feet more or less to the easterly margin of Gibson Drive, the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060627—0076840 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 20060627—0076840 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20060627-0076839, 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 Bank of America, NA, 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.

Joe M. Kirsch, Managing Partner

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 4th day of March, 2008, before me, a Notary Public, in and for said State and County, personally appeared Joe M. Kirsch, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Partner 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.

6/15/2010
My commission expires:

Notary Public

SHAUNA D. JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06/15/2010

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 $93,997.42 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.

6/15/2010
My commission expires:

Notary Public

SHAUNA D. JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06/15/2010

PROPERTY ADDRESS: 1015 Gibson, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bank of America, NA
475 Cross Point Parkway
Getzville, New York 14068

S & K #:08-000728
Map & Parcel – 051-080-002.00