Davidson County DEEDTRS
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Fees:13.00 Taxes:277.13
20080318-0027201

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: Michael Price, and Sharon Price
S&K#: 08-001090

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 31, 1990, recorded in Book 8189, Page 913 in the Register's Office of Davidson County, Tennessee, Michael A. Price and wife, Sharon G. Price, conveyed to Phillip Stephen Freeman, 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 20080225-0017847 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 12, 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 William Timothy Hill whose address is 201 4th Avenue North, Suite 1800, Nashville, TN 37219, at and for the sum of $74,900.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, William Timothy Hill 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 William Timothy Hill, 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 William Timothy Hill, his heir, 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 15 on the Plan of Bakwood heights Subdivision, of record in Book 2854, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Book 8189, Page 913, 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 8189, Page 913, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Cash Deed, recorded in Book 8189, Page 910, 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 William Timothy Hill, his heir, 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 12th day of March, 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.

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

WITNESS my hand and Notarial Seal at office the day and year above written.

My commission expires: 6/15/2010

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 $74,900.00 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 17th, day of March, 2008.

Notary Public

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires JAN. 23, 2010

PROPERTY ADDRESS: 279 April Lane, Nashville, TN 37211

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
William Timothy Hill
201 4th Avenue North, Suite 1800, Nashville, TN 37219

S & K #:08-001090
Map & Parcel – 16201005300

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