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: 03/31/08 08:45 3 pgs
Fees:18.00 Taxes:388.87
20080331-0031538

Name: Mark W. Stahl, and Della A. Stahl
S&K#: 07-20366

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 15, 2004, recorded in Instrument number 20040419-0043927 in the Register's Office of Davidson County, Tennessee, Mark W. Stahl and Della A. Stahl, husband and wife, conveyed to NLC, 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 20070730-0090019 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 17, 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 Marty Penix whose address is 3735 North Mount Juliet Road, Suite 101, Mount Juliet, TN 37122, at and for the sum of $105,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Marty Penix 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 Marty Penix, 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 Marty Penix, 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 the City of Antioch, Davidson County, Tennessee, to wit:

Lot Number 140, on the Plan of Castlegate, Section 1, of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20040419-0043927, 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 20040419-0043927, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20040419-0043926, 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 Marty Penix, 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.

Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 17th day of March 2008, before me, a Notary Public, in and for said State and County, personally appeared Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney 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 My Comm. Exp. 12-13-08

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 $105,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

Subscribed and sworn to before me on the 24th, day of March, 2008.

Notary Public 6-27-2011

PROPERTY ADDRESS: 637 Lake Terrace Drive, Nashville, TN 37217

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Marty Penix
3735 North Mount Juliet Road, Suite 101, Mount Juliet, TN 37122

S & K #:07-20366
Map & Parcel – 136140062.00

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

CERTIFICATE OF AUTHENTICITY

I, ____Mandy Alsup_____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

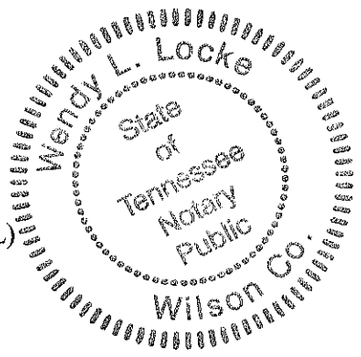
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy L. Locke__, a notary public for this county and state ____Mandy Alsup____, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: ___June 27, 2011_____

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