Davidson County DEEDTRS
Recvd: 04/17/08 14:11 3 pg:
Fees:18.00 Taxes:410.70
20080417-0039123

This Instrument Prepared by:
Trustee Management Company
10500 Barkley, Suite 100,
Overland Park, Kansas 66212

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
Chris Thoeny 1017 16th. Avenue South, Nashville, TN 37212	Chris Thoeny 1017 16th. Avenue South, Nashville, TN 37212	103-04--0-267.00

WHEREAS, by Deed of Trust dated July 9, 2004, as Instrument No. 20040716-0085094, Register's Office for Davidson County, Tennessee, Craig Medlin, conveyed to Mary Frances Rudy, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed Trustee Management Company as Successor Trustee by instrument recorded in Instrument No. 20070323-0035182, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned, in conformity with the terms and provisions 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

WHERAS, the property contained no State Tax Lien(s). The property contained no Federal Tax Lien(s).The purchaser of the property is subject to redemption rights as provided under the applicable federal or state statute.

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on April 4, 2008 at the front door of the Davidson County Courthouse, in Davidson County, Tennessee; 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Chris Thoeny was the highest and best bidder became the purchaser of said property at and for the sum of One Hundred Thousand Eleven and 00/100 ($111,000.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, does hereby grant, bargain, sell and convey to the said Chris Thoeny, ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Located in Davidson County, Tennessee, described as follows:

Being Lot No. 12 on the Plan of Charlotte Avenue Church of Christ Additions to West Nashville, as of record in Plat Book 547, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Craig Medlin, unmarried, by Quitclaim Deed from Melinda G. Medlin, unmarried, dated July 9, 2004 and recorded July 16, 2004 in Instrument No. 20040716-0085093, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Melinda G. Medlin and W. Craig Medlin by Last Will and Testament from Hortense Downard, effective May 15, 2003, and recorded June 10, 2003, Circuit Court, Davidson County, Tennessee, and being the same property previously conveyed to Hortense Downard by Warranty Deed from Martha Stamps and husband, John Mark Reed, dated May 10, 1999, and recorded May 11, 1999, in Book 11472, page 259, Register's Office for Davidson County, Tennessee.

Parcel ID No.:103-04-0-267.00

More commonly known as: 4106 Idaho Ave., Nashville, TN 37209

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 11th day of April, 2008.

Trustee Management Company

Bryan Cardwell
Vice-President

STATE OF Kansas
COUNTY OF Johnson

On this 11th day of April, 2008, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bryan Cardwell, Vice-President** for **Trustee Management Company,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Vice-President of Trustee Management Company, as Successor Trustee.

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

My Commission Expires:
8/22/2010

Printed Name: Amanda G. McCubbin
Notary Public

STATE OF Kansas
COUNTY OF Johnson

Amanda G. McCubbin
Notary Public
State Of Kansas
My Appointment Expires 8/22/2010

The actual consideration or value of the property is $111,000.00.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 11th day of April, 2008.

My Commission Expires:
8/22/2010

Printed Name: Amanda G. McCubbin
Notary Public

Amanda G. McCubbin
Notary Public
State Of Kansas
My Appointment Expires 8/22/2010