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: 04/29/08 10:49 2 pgs
Fees:13.00 Taxes:324.82
20080429-0043583

Name: Charles Andrews, and Donna Andrews
S&K#: 07-16562

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 10, 2006, recorded in Instrument number 20061012-0126811 in the Register's Office of Davidson County, Tennessee, Charles T Andrews and Donna M Andrews, conveyed to Wilson & Associates, 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 20080331-0031663 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 April 25, 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 Walter H. Carter, Trustee for The 1128 Pin Oak Drive Land Trust U/T/A dated April 25, 2008 whose address is % Parthenon Properties, Inc., 2200 21st Avenue South, Suite 220, Nashville, TN 37212, at and for the sum of $87,789.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Walter H. Carter, Trustee for The 1128 Pin Oak Drive Land Trust U/T/A dated April 25, 2008 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 Walter H. Carter, Trustee for The 1128 Pin Oak Drive Land Trust U/T/A dated April 25, 2008, 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 Walter H. Carter, Trustee for The 1128 Pin Oak Drive Land Trust U/T/A dated April 25, 2008, its heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 151 of Meadows Woods, Section 2, of record in Instrument Number 200003090024168, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20061012—0126811, 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 20061012—0126811, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Special Warranty Deed, recorded in Instrument Number 20061012-0126810, 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 Walter H. Carter, Trustee for The 1128 Pin Oak Drive Land Trust U/T/A dated April 25, 2008, its heirs, 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.

Ashley Jones

Ashley Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 25th day of April 2008, before me, a Notary Public, in and for said State and County, personally appeared Ashley Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be the 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 $87,789.00 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 28th day of April 2008.

Edward Lassan
Notary Public

EDWARD LASSAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 2009

PROPERTY ADDRESS: 1128 Pin Oak Drive, Antioch, TN 37013

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Walter H. Carter, Trustee for The 1128 Pin Oak Drive Land Trust U/T/A dated April 25, 2008
% Parthenon Properties, Inc., 2200 21st Avenue South, Suite 220, Nashville, TN 37212

S & K #:07-16562
Map & Parcel – 164.160A-006.00

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