Davidson County DEEDTRS
Recvd: 05/29/08 13:39 2 pg
Fees:13.00 Taxes:291.81
20080529-0054739

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: Barbara C. Parker, and Charles E. Parker
S&K#: 08-003166

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 23, 2006, recorded in Instrument number 20060307-0026597 in the Register's Office of Davidson County, Tennessee, Barbara C Parker & Charles E. Parker,wife & husband, conveyed to Forsythe Title and Escrow, 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 20080428-0042731 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 May 13, 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 Duke A. Logan and Mildred T. Logan whose address is 109 King Arthur Drive, Franklin, TN 37067, at and for the sum of $78,868.14, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Duke A. Logan and Mildred T. Logan 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 Duke A. Logan and Mildred T. Logan, 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 Duke A. Logan and Mildred T. Logan, their heirs, 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, to wit:

Lot Number 167, on the Plan of Madison Park, Section 7 as shown on plat of record in Plat Book 4300, Page 84, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot Number 167 fronts 65 feet on the northerly side of Singer Drive and extends back 139.6 feet on its easterly line and 140.2 feet on its westerly line to a dead line in the rear on which it measures 65 feet.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060307-0026597, 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 20060307-0026597, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 4552, Page 228, 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 Duke A. Logan and Mildred T. Logan, their 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 13th day of May, 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.

12/28/08
My commission expires:

Deeanna McKiernan
Notary Public

DEEANNA McKIERNAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-28-08

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 $78,868.14 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mildred T. Logan
Duke A. Logan
Affiant

Subscribed and sworn to before me on the 20, day of May, 2008.

Robert Felter
Notary Public

My Commission Expires March 14, 2010

ROBERT FELTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PROPERTY ADDRESS: 541 Singer Drive, Madison, TN 37115

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Duke A. Logan and Mildred T. Logan
109 King Arthur Drive, Franklin, TN 37067

S & K #:08-003166
Map & Parcel – 43.06-280.00

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