Davidson County DEEDTRS
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Fees:13.00 Taxes:2127.50
20080602-0055686

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: Heirs of Robert Barnes,
S&K#: 07-13112

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 21, 2006, recorded in Instrument number 20061215-0154746 in the Register's Office of Davidson County, Tennessee, Robert H. Barnes, conveyed to Grissim Title & Escrow, LLC, 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 20070831-0104880, 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 22, 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 Taylor Bean & Whitaker Mortgage Corporation, whose address is Taylor, Bean & Whitaker, 1417 N. Magnolia Avenue, Ocala, Florida 34475 at and for the sum of $575,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness 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 Taylor Bean & Whitaker Mortgage Corporation, 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 Taylor Bean & Whitaker Mortgage Corporation, its 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 275, on the Plan of Tynewood Estates, Section Two, as shown on plat of record in Plat Book 2900, Page 89 and 90, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the westerly margin of Skymont Drive, at the corner of Lots Numbers 274 and 275; thence with the same, northerly 9.6 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northwesterly 25.2 feet to the beginning of a curve; thence around said curve; northerly 113.9 feet to the corner of Lots Numbers 275 and 276; thence with the line between said two lots northwesterly 267.5 feet; thence southwesterly 174.1 feet; thence South 2 degrees 51 minutes East 198.5 feet to the corner of Lots Numbers 274 and 275; thence with the line between said two lots, easterly 400 feet to the Beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20061215-0154746 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 Instrument number 20061215-0154746 Register's Office of Davidson County, Tennessee.

The last deed of record is Probate Will, recorded in Docket Number 07P831, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

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 Taylor Bean & Whitaker Mortgage Corporation, its 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 22nd day of May, 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.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE STATE OF TENNESSEE NOTARY PUBLIC Shelby County My Comm. Exp. 12-13-08

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of property conveyed (whichever is greater) is $575,000.00.

Affiant

Subscribed and sworn to before me on the date written above.

12-13-08
My commission expires:

Notary Public

JAMIE D. HARPOLE STATE OF TENNESSEE NOTARY PUBLIC Shelby County My Comm. Exp. 12-13-08

PROPERTY ADDRESS: 4603 Skymont Drive, Nashville, TN 37215

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Taylor Bean & Whitaker Mortgage Corporation
1417 N. Magnolia Avenue
Ocala, Florida 34475

S & K #:07-13112
Map & Parcel – 131-13-0-031.00