Davidson County DEEDTRS
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Fees:13.00 Taxes:372.30
20080709-0070606

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: Rodney Cassidy, and Holly Cassidy
S&K#: 08-001227

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 5, 2004, recorded in Instrument number 20040112-0004494 in the Register's Office of Davidson County, Tennessee, Rodney W. Cassidy and Holly Cassidy, married, conveyed to Stewart Title Insurance Company, 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 20080227-0019147, 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 July 2, 2008, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00am; 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 IndyMac Bank F.S.B., whose address is Indymac Bank, FSB, 7700 W. Parmer Lane, Building D, Austin, Texas 78729 at and for the sum of $100,621.06, 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 IndyMac Bank F.S.B., 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 IndyMac Bank F.S.B., its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Joelton, County of Davidson, State of Tennessee, to-wit:

Described property located in the Fourteenth (14th) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pipe in the east margin of Harper Road, being 20 feet from the center line of said Harper Road, thence leaving said margin along the north line of this tract, south 73 degrees 30 minutes east 180.00 feet than iron rod; thence north 16 degrees 30 minutes 7.00 feet to an iron rod; thence south 87 degrees 40 minutes east 253.50 feet to an iron rod; thence south 16 degrees 30 minutes west 172.00 feet to an iron rod; thence along the south line of this tract as follows: north 87 degrees 40 minutes west 253.50 feet; to an iron rod; thence north 73 degrees 30 minutes west 180.00 feet to an iron rod in the east margin of Harper Road; thence north 16 degrees 30 minutes east 164.00 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20040112-0004494 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 20040112-0004494 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 11685, Page 769 and Quit Claim Deed in Instrument Number 20021007-0121836, 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 IndyMac Bank F.S.B., 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.

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 2nd day of July, 2008, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be an 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.

TRACY L SHARP
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. Dec. 22, 2009

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 or value of property conveyed (whichever is greater) is $100,621.06.

Affiant

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

My commission expires: Notary Public

TRACY L SHARP
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. Dec. 22, 2009

PROPERTY ADDRESS: 7360 Harper Road, Joelton, TN 37080

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR RAYMENT OF TAXES:
IndyMac Bank F.S.B.
7700 W. Parmer Lane
Building D
Austin, Texas 78729

S & K #:08-001227
Map & Parcel – 01400002900