PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
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Davidson County DEEDTRS
Recvd: 07/30/08 09:36 2 pg
Fees:13.00 Taxes:310.80
20080730-0077787

Name: Robert E. Upton
S&K#: 08-005172

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 15, 2006, recorded in Instrument number 20060222-0020536 in the Register's Office of Davidson County, Tennessee, Robert E. Upton, an unmarried, conveyed to Rudy 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 20080623-0064049 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 8, 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 Angus Duke Logan and Mildred T. Logan whose address is 109 King Arthur Drive, Franklin, TN 37067, at and for the sum of $84,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Angus Duke 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 Angus Duke 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 Angus Duke 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 Nashville, County of Davidson, State of Tennessee, to-wit:

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

Lot Number 32 in Johnson Bransford's Subdivision of 3 Parts of Lot Number 158 of Judge John McNairy's Mansion House Tract, a plan of which subdivision is of record in Book 161, Page 146, Register's Office for said county, to which plat reference is hereby made for a more particular description of said property.

Said Lot Number 32 fronts 35 feet on the westerly side of 11th Avenue North, formerly Cumberland Street, and extends back between parallel lines about 135 feet to an alley.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060222-0020536, 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 20060222-0020536, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in INstrument Number 20060222-0020535, 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 Angus Duke 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, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 8th day of July 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 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.

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

12/28/08
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 is $84,000.00 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 _____, day of _____, 2008.

Notary Public

PROPERTY ADDRESS: 909 11th Avenue North, Nashville, TN 37208

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

S & K #:08-005172
Map & Parcel – 092.04-0-260.00

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 84,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30th DAY OF July 20 08

Deputy Register