Davidson County DEEDTRS
Recvd: 07/31/08 08:59 2 pg
Fees:13.00 Taxes:635.35
20080731-0078370

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: Donald Childs and Doris Childs
S&K#: 07-16501

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 26, 1998, recorded in Book 10961, Page 835 in the Register's Office of Davidson County, Tennessee, Donald Childs and wife, Doris J. Childs, conveyed to Sidwell & Barrett, 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: 20080627-0066331, 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 23, 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 Beneficial Mortgage Corp., whose address is HSBC Mortgage Services, Inc., 636 Grand Regency Blvd., Brandon, Florida 33509 at and for the sum of $171,714.96, 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 Beneficial Mortgage Corp., 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 Beneficial Mortgage Corp., 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 28 on the Plan of Quail Ridge, Section Two, of record in Book 6200, Page 467, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Quail Ridge Drive, said point being a common front corner with Lot Number 27; thence in a westerly direction along the margin of Quail Ridge Drive around a curve to the left with a radius of 530 feet, a distance of 70.0 feet to a point; thence continuing through said point and around a curve to the right with a radius of 25 feet, a distance of 39.27 feet to a point; sad point being on the easterly margin of Indian Summer Drive; thence running along the easterly margin of Indian Summer Drive around a curve to the left with a radius of 620 feet, a distance of 138.72 feet to a point; thence leaving the margin of Indian Summer Drive running north 77 degrees 38 minutes 51 seconds east, a distance of 140.08 feet to a point; thence running south 8 degrees 2 minutes 2 seconds west a distance of 200.00 feet to a point on the northern margin of Quail Ridge Drive, said point being the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Book 10961, Page 835 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 Book 10961, Page 835 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 7678, Page 626, 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 Beneficial Mortgage Corp., 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 Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 23rd day of JUN, 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:

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 or value of property conveyed (whichever is greater) is $171,714.96.

Affiant

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

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

PROPERTY ADDRESS: 4900 Indian Summer Drive, Nashville, TN 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Beneficial Mortgage Corp.
636 Grand Regency Blvd.
Brandon, Florida 33509

S & K #:07-16501
Map & Parcel – 032.09-0-076.00