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: 08/04/08 10:50 2 pgs
Fees:13.00 Taxes:199.80
20080804-0079832

Name: John Cantrell Jr.,
S&K#: 07-13819

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 21, 2006, recorded in Instrument number 20060726-0090284 in the Register's Office of Davidson County, Tennessee, John Cantrell, Jr., conveyed to Lawrence Vogan, 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 20071016-0122524 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 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 CE Investments, LLC whose address is 544 Nashville Pike #332, Gallatin, TN 37066, at and for the sum of $54,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, CE Investments, LLC 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 CE Investments, LLC, 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 CE Investments, LLC, its 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 Numbers 26 and 27 on the map of Rock Hill Subdivision, Block "A" and more particularly described as follows:

Beginning at a point on the westerly margin of Farris Avenue 1186.6 feet south of the southerly margin of Old Hickory Boulevard, which point is the common corner of Lot Number 27 and Lot Number 28 on the map of the above subdivision; thence with the westerly margin of Farris Avenue southerly 156.2 feet to an iron pin which is the southeast corner of Lot Number 26 and when the westerly margin of Farris Avenue intersects the northerly margin of New Larkin Spring Road; thence north 60 degrees 30 minutes west along the northerly margin of said road 221.5 feet to a point where the aforesaid northerly margin intersects the rear westerly line of Block "A" and is also the common corner of Lots 26 and 27; thence northerly along the westerly rear line of Block "A", 50 feet to the common corner of Lot Number 27 and Lot Number 28; thence easterly with the line between said two lots, 200 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20060726-0090284, 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 20060726-0090284, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20060726-0090284, 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 CE Investments, LLC, its 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.

Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 22nd day of July 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.

JAMES D. HARPOLE
STATE OF TENNESSEE NOTARY PUBLIC
Shelby County

12-13-08
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 $54,000.00 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: 312 Farris Avenue, Madison, TN 37115

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CE Investments, LLC
544 Nashville Pike #332,
Gallatin, TN 37066

S & K #:07-13819
Map & Parcel – 04315007500

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
$ 54,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4th DAY OF Aug 20 08

Deputy Register

12-13-08