Davidson County DEEDTRS
Recvd: 08/05/08 09:05 2 pg
Fees:13.00 Taxes:309.88
20080805-0080425

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: Roger C. Germain and Ramona Germain
S&K#: 03-1600

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 30, 1992, recorded in Book 8787, Page 739 and modified in Book 11537, Page 644 in the Register's Office of Davidson County, Tennessee, Roger C. Germain and Ramona Germain, conveyed to Phillip Stephen Freeman, 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 # 20080416-0038413 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 28, 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 Glenn T. Tidwell whose address is 351 Strasser Drive, Nashville, TN 37211, at and for the sum of $83,751.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Glenn T. Tidwell 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 Glenn T. Tidwell, 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 Glenn T. Tidwell, his heir, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to-wit:

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

Lot Number 97 on the Plan of the Country, Section IV, as of record in Book 5200, Page 139, Register's Office of Davidson County, Tennessee for a more particular description of said property.

Said Lot Number 97 fronts 67.05 feet on the westerly side of Autumn Drive and extends back 148.77 feet on the northerly line and 168.43 feet on the southerly line to a dead line measuring 109.56 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Book 8787, Page 739 and modified in Book 11537, 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 Book 8787, Page 739 and modified in Book 11537, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 8787, Page 736 and Quit Claim Deed in Instrument number 20021016-0127454, 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.

Sale is subject to any interest that may exist in unreleased deed of trust of record in Book 6069, Page 54 and re-recorded in Book 6076, Page 98, in the Register's Office of Davidson County, Tennessee.

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 Glenn T. Tidwell, his heir, 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 28th 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 $83,751.00 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: 3212 Autumn Drive, Antioch, TN 37013

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Glenn T. Tidwell
351 Strasser Drive, Nashville, TN 37211

S & K #:03-1600
Map & Parcel – 150.07-117.00

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
$83,751.00
Glenn T. Tidwell
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUG 20 08

Deputy Register