Davidson County DEEDTRS
Recvd: 01/09/09 08:53 4 pgs
Fees:23.00 Taxes:266.40
20090109-0002184

THIS INSTRUMENT PREPARED BY:
R. N. "BO" TAYLOR, Esq.
TAYLOR & SCHECHTER, P.C.
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Goodlettsville, TN 37070-0873
(615) 859-0060

Based on information provided by the parties.

SUBSTITUTE TRUSTEE'S DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Vanderbilt Mortgage and Finance, Inc.	Same	165-05A.33
P.O. Box 9800		
Maryville, Tennessee 37802		

WHEREAS, on August 31, 2006, Jamela S. Hill, a single woman, executed a certain Deed of Trust conveying the property therein described to DAVID MANGUM, Trustee, to secure said indebtedness therein described in such Deed of Trust and evidenced by a Consumer Loan Note and Security Agreement in the original principal amount of Ninety-Four Thousand Eight Hundred Dollars and 00/100 ($94,800.00), plus interest, to VANDERBILT MORTGAGE AND FINANCE, INC.. of record at Instrument No. 20060905-0109399, Register's Office for Davidson County, Tennessee.

WHEREAS, by Appointment of Substitute Trustee of record at Instrument No. 20081126-0115685, said Register's Office, VANDERBILT MORTGAGE AND FINANCE, INC., by virtue of its authority set forth in the aforesaid Deed of Trust, did remove DAVID MANGUM as Trustee and appoint R.N. "BO" TAYLOR, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust, and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on December 12, 2008, December 19, 2008, and December 26, 2008 in The Davidson A.M., a newspaper published in Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness.

WHEREAS, pursuant to such advertisement, on January 6, 2009 at 1:00 p.m. Central Standard Time at the front door of the Sommet Center in Nashville, Davidson County, Tennessee, the undersigned, R. N. "BO" TAYLOR, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale VANDERBILT MORTGAGE AND FINANCE, INC., being the highest and best bidder, became the purchaser of such property for a price of $71,999.10.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned R. N. "BO" TAYLOR, Substitute Trustee, hereby sell, grant and convey to said Buyer all right, title and interest which I, as said Trustee can or should

convey, particularly including all warranties of title made by the Grantors to or for the benefit of the Trustee or his/her successors within the said Deed of Trust; and I will warrant and defend to said Buyer title to said property against any claims by anyone claiming by, through, or under, but not further or otherwise, the following described real estate:

> Land in Davidson County Tennessee, being all of Lot No. 33, Subdivision Plat, Section I, Phase I, South Shore, Planned Unit Development, of record in Instrument #20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.
>
> MANUFACTURED HOME DESCRIPTION: Make: 2004, Clayton, SERIAL CS2005890TNAB, Model CS2, HUD: TEN609302, TEN 609303. Length: 48, Width 32, which has become and is intended to affix such that the manufactured housing unit being mortgaged with the property is an improvement to and made part of the real property and will not be removed therefrom.
>
> Being the same property conveyed to Jamela S. Hill, a single woman, by Deed of record in Instrument # 8 Register's Office for said County.
> *20060905-0109398

Located on the property is a 2004 CLAYTON mobile home, VIN CS2005890TNAB, which was purchased under an installment contract-security agreement which evidences the deed of trust herein and which will stay with the land.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 7th day of January, 2009.

R.N. "Bo" Taylor
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, R. N. "BO" TAYLOR, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for he purposes therein contained.

Witness my hand, at office, this 7th day of January, 2009.

Jenny Taylor Gray
NOTARY PUBLIC

JENNY TAYLOR GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11/7/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 71,999.10.

R N BO Taylor
AFFIANT

Subscribed and sworn to before me this the 7th day of January, 2009.

Jenny Taylor Gray
NOTARY PUBLIC

JENNY TAYLOR GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11/7/12