Davidson County DEEDTRS
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Fees:13.00 Taxes:111.00
20090223-0015437

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

New Owner - Send Tax Bills:
Talton Williams 1997 Marital Trust
700 Craighead St #103
Nashville, TN 37204

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a certain Deed of Trust dated April 28, 2005 was made by Nashville Housing Properties, LLC to Saturn & Mazer Title Services, Inc, Trustee, as same appears of record instrument # 20050504-0049667, Register's Office of Davidson County, Tennessee: and,

WHEREAS, said Holder, Talton Williams 1997 Marital Trust, appointed Chan McCullough as Substitute Trustee by instrument #20090130-0008086 R.O.D.C., Tennessee; and

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS I, Chan McCullough, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement, on Monday, February 23, 2009 at 10:00 a.m. at the outside door of the Register of Deeds Office, 501 Broadway, Sommet Center, Nashville, Davidson County, Tennessee I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time Talton Williams 1997 Marital Trust submitted the highest and best bid.

NOW THEREFORE, in consideration of the premises, I, Chan McCullough, Substitute Trustee, exercising the power and authority vested in me, and in bar of equities of redemption, statutory redemption, dower and homestead, do hereby convey to Talton Williams 1997 Marital Trust, their successors and assigns, all my interest in the following described real property, to-wit:

Land in Davidson County, Tennessee being the southerly one half of Lot No. 39 on the Plan of Williams & Valention's Subdivision of Lots 3 and 4 of Thomas Woodard Property, as of record in Book 2, page 33 of the Chancery Court of Nashville. Being the same property conveyed to Nashville Housing Properties, LLC by deed from Choice Investments, LLC of record instrument # 20050504-0049666 R.O.D.C. Tennessee.

Property address: **1901 11th Av N Nashville, Tennessee 37208**
Map & Parcel: **81-7-440**

I, Chan McCullough, Substitute Trustee, convey Talton Williams 1997 Marital Trust, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 23rd day of February, 2009.

Chan McCullough, Substitute Trustee

ZEYNEBA HABIB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, the 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 the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2009.

Commission expires 3/10/2012 Notary Public Zeyneba Habib

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 30,000 -.

Ciaramita Williams
AFFIANT

Subscribed and sworn to me this 23rd day of February, 2009.

Commission expires 1/1/2013 Notary Public

WILLIAM C. McCULLOUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY