Davidson County DEEDTRS
Recvd: 02/23/09 10:21 2 pgs
Fees:13.00 Taxes:259.00
20090223-0015438

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

New Owner - Send Tax Bills:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a certain Deed of Trust dated February 24, 2005 was made by Nashville Housing Properties, LLC to Chan McCullough, Trustee, as same appears of record instrument #20050224-0020608, Register's Office of Davidson County, Tennessee: and,

WHEREAS, said Holder, appointed Jane 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, Jane 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 Chan McCullough submitted the highest and best bid.

NOW THEREFORE, in consideration of the premises, I, Jane 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 Chan McCullough, their successors and assigns, all my interest in the following described real property in Davidson County, Tennessee, to-wit:

2604 Deerfield Dr, 37208 Map 81-6, parcel 48
Being Lot No. 1 on the Map of Cumberland Gardens, Section Four, of record in Book 3106, page 24, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 52.0 feet on the northerly side of Deerfield Dr and runs back between lines, 163.8 feet on the westerly side and 138.2 feet on the easterly side to a line in the rear on which it measures 65.4 feet.

620 Myrtle St., 37206 Map 82-8, parcel 175
Being Lot No. 183 of Block I & 2 of F.O. Beasley's Subdivision of McFerrin's Addition, as of record in Book 57, Page 136, Register's Office Davidson County, Tennessee. Said Lot No. 183 fronts 50 feet on the westerly side of

Myrtle Street and runs back between parallel lines to an alley.

Being the same property conveyed to Nashville Housing Properties, LLC from Chan McCullough by Warranty Deed of record instrument #20050224-0020607 R.O.D.C.

I, Jane McCullough, Substitute Trustee, convey Chan McCullough 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.

Jane McCullough, Substitute Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane 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 1/1/2013 Notary Public

WILLIAM C. MOSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 70,000 .

AFFIANT

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

ZEYNEBA HABIB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 3/10/2012 Notary Public