Davidson County DEEDTRS
Recvd: 02/24/09 11:34 3 pgs
Fees:18.00 Taxes:205.20
20090224-0016105

This Instrument Prepared by:
Trustee Management Company
10975 El Monte, Suite 225
Overland Park, Kansas 66211

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number(s)
LSF6 Mercury REO Investments, LLC. 715 S. Metropolitan Avenue Oklahoma City, OK 73108	LSF6 Mercury REO Investments, LLC. 715 S. Metropolitan Avenue Oklahoma City, OK 73108	150-53-0-322.00

WHEREAS, by Deed of Trust dated November 24, 2004, and recorded as Instrument No. 20050111-0004063, Register's Office for Davidson County, Tennessee, Bobby Jo McGregor, n.k.a. Bobbie Jo Shumake, conveyed to Archer Land Title, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed Trustee Management Company as Successor Trustee by instrument recorded in Instrument No. 20081218-0121026, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned, in conformity with the terms and provisions 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, the property contained no State Tax Lien(s). The property contained no Federal Tax Lien(s). The purchaser of the property is subject to redemption rights as provided under the applicable federal or state statute.

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on February 13, 2009 at the front door of the Davidson County Courthouse, in Davidson County, Tennessee; 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 (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, LSF6 Mercury REO Investments, LLC., was the highest and best bidder became the purchaser of said property at and for the sum of Fifty Five Thousand Four Hundred Sixty and 00/100 ($55,460.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, does hereby grant, bargain, sell and convey to the said LSF6 Mercury REO Investments, LLC. , ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 89-B on the Plan of Chelsea of Priest Lake, Zone Lot Division of Lot 83-84, 89-90, 94 & 101 Section 2B of record in Plat Book 6250, Page 449 and amended in Book 6250, Page 766, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Bobbie Jo Short McGregor by Quitclaim Deed from Michael Glenn McGregor, dated January 14, 2004 and recorded January 23, 2004, of record in Instrument No. 20040123-0009072, Register's Office for Davidson County, Tennessee;

AND previously conveyed to Bobbie Jo Short, unmarried, by Warranty Deed from Lawrence E. Holland and wife, Kary L. Holland, dated November 30, 1995 and recorded December 11, 1995, of record in Book 9885, Page 267, Register's Office for Davidson County, Tennessee.

This conveyence is subject to any and all existing restrictions and easements of record.

Parcel ID No.:150-53-0-322.00

More commonly known as: 3020 Chelsea Way, Antioch, TN 37013

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said Ryan Newberry, Regional Assistant Vice-President for Trustee Management Company as Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under Trustee Management Company as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Ryan Newberry, Regional Assistant Vice-President for Trustee Management Company as Successor Trustee, has caused this instrument to be executed this 17th day of February, 2009.

Trustee Management Company

Ryan Newberry
Vice-President

STATE OF Kansas
COUNTY OF Johnson

On this 17th day of February, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Newberry, Regional Asssistant Vice-President** for **Trustee Management Company**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed in his capacity as Vice-President of Trustee Management Company, as Successor Trustee.

WITNESS my hand and Notarial Seal at office the day and year/first above written.

My Commission Expires:
8/22/2010

Printed Name: Amanda G. McCubbin
Notary Public

Amanda G. McCubbin
Notary Public
State Of Kansas
My Appointment Expires 8/22/2010

STATE OF Kansas
COUNTY OF Johnson

The actual consideration or value of the property is $55,460.00.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 17th day of February, 2009

My Commission Expires:
8/22/2010

Printed Name: Amanda G. McCubbin
Notary Public

Amanda G. McCubbin
Notary Public
State Of Kansas
My Appointment Expires 8/22/2010