BILL GARRETT, Davidson County
T20090017919 DEEDTRS
Recvd: 03/17/09 15:20 3 pgs
Fees:18.00 Taxes:114.70
20090317-0024150

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)
Lisa Michelle King 7149 Bay Cove Trails Nashville, TN 37221	Lisa Michelle King 7149 Bay Cove Trails Nashville, TN 37221	101-00-0-098-.01

WHEREAS, by Deed of Trust dated January 10, 2003, and recorded as Instrument No. 20030117-0007876, Register's Office for Davidson County, Tennessee, Lillian B. Stephens, conveyed to Ernest B. Williams, IV, 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. 20080219-0015874, 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

WHERAS, 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 August 21, 2008 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, Ricky King Construction was the highest and best bidder became the purchaser of said property at and for the sum of Thirty One Thousand and 00/100 ($31,000.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, does hereby grant, bargain, sell and convey to the said Ricky King Construction, ("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 parcel of land in the 8th. Civil District of Davidson County, Tennessee, on the west side of the Gower Road, and being a portion of a 3-1/8 acre tract of record in Book 1212, Page 41, Register's Office for said County.

Surveyed the 15th. day of October, 1963 by S. H. Hutchison as follows:

Beginning at a point in the center of the Gower Road, same being the Southeast corner of Nolan Sevens, and the Northeast corner of a tract owned by W. M. Jacobs, formerly Vaughn; thence with Jacobs North line, North 85 deg., West passing Jacobs corner at 397 feet, in all 455 feet to a stake, two cedar pointers, an inner corner of Vaughn's land; thence with Vaughn's line, North 3 deg., East 183 feet more or less to a stake in said line; thence leaving the Vaughn line going North 87 deg. 30' East 133 feet to a stake at the corner of a garden; thence South 64 deg. 40' East 195 feet to a Cedar tree; thence North 80 deg. 15' East 112 feet to a point in the Gower Road, stake in line on West margin of road; thence with Gower Road, South 8 deg. 30' East 161 feet to the point of beginning.

Being the same property conveyed to P.V. Stephens and wife, Lillian B. Stephens, by Deed from Nolan Stevens and wife, Thelma Stevens dated October 31, 1963, and recorded November 2, 1963, in Book 3645, Page 155, Register's Office for Davidson County, Tennessee; the said P.V. Stephens having since died.

Parcel ID No.:101-00-0-098-.01

More commonly known as: 6818 Gower Road, Nashville, TN 37209

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 24th day of Febmany, 2009.

Trustee Management Company

Ryan Newberry
Regional Assistant Vice-President

STATE OF Kansas
COUNTY OF Johnson

On this 24th day of Febmany, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Newberry, Regional Assistant 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

STATE OF Kansas
COUNTY OF Johnson

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

The actual consideration or value of the property is $31,000.00.

For Trustee Management Company, (Affiant)

Subscribed and sworn to me this 24th day of Febmany, 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