FILE NO.: 09-03429

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M.TODD JACKSON, ATTORNEY, TN BPR 23455
BROCK & SCOTT, PLLC
5431 OLEANDER DRIVE, SUITE 200
WILMINGTON, NC 28403

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090025790 DEEDTRS
Recvd: 04/20/09 10:19 3 pgs
Fees:18.00 Taxes:89.71

20090420-0035382

# SUBSTITUTE TRUSTEE'S DEED

WHEREAS, John F. Covington, Unmarried conveyed to FMLS, INC. as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated May 28, 2003, and recorded in the Office of the Register of Deeds of Davidson County, Tennessee, in Instrument/Book No. 200307090094841 and re-recorded on October 7, 2003, in Instrument No. 200310070148194 and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **E*Trade Bank**; and

WHEREAS, E*Trade Bank, being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument/Book No 200903300028225, in the Office of the Register of Deeds of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, at the time and place mentioned in referenced advertisement, Todd Jackson, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Aubrey Hiam, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $24,245.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of the payment by Aubrey Hiam as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Aubrey Hiam, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

***Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Haynes Estates, Section I, as of record in Book 3700, page 127, Register's Office for said County.***

***Said lot No. 35 is described as follows: Beginning at a point in the northerly margin of Kings Lane at the common dividing line between Lots 35 & 36 in said plan; thence, northerly along said dividing line 109 feet to a point; thence easterly, 107.90 feet to a point in the westerly margin of Ames Drive; thence southerly along the westerly side of said Ames Drive 76.76 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the northerly margin of Kings Lane; thence westerly along the northerly margin of said Kings Lane 80 feet to the point of beginning.***

***Being the same property conveyed to John Frank Covington by Quitclaim Deed from Joann Mayes Covington dated May 17, 1978, of record in Book 5380, page 736, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to John F. Covington and wife, Jo Ann Mayes Covington by Deed from W.L. Bainbridge Company dated October 25, 1968, of record in Book 4283, page 231, Register's Office for Davidson County, Tennessee.***

Property commonly known as 3016 Kings Lane, Nashville, TN 37218.

The last recorded Warranty Deed was filed of record at Instrument/Book No. 5380, Page 736 in the Office of the Register of Deeds of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Aubrey Hiam, its/his/her successors and assigns forever, to whom the said, Brock & Scott, PLLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further or otherwise.

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IN TESTIMONY WHEREOF, Attorney M.Todd Jackson of Substitute Trustee, has hereunto set his hand, this 17 day of April, 2009.

**Brock & Scott, PLLC**

**By:** _____
**M.TODD JACKSON, Attorney**
**TN BPR 23455**
**Brock & Scott, PLLC**
Substitute Trustee
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public in the State and County aforementioned personally appeared M. Todd Jackson, with whom I am personally acquainted (or proved to

me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 29, 2011

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $24,245.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 17 day of April, 2009.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 29, 2011

**Brock & Scott File No.: 09-03429**
**Property Address: 3016 Kings Lane, Nashville, TN 37218**
**Tax Parcel I.D. No.: 05910009400**
**Property Owner and Tax Notices:**
Aubrey Hiam
301 Fairbanks Road
Goodlettsville, TN 37072