BILL GARRETT, Davidson County
Trans:T20090030078 DEEDTRS
Recvd: 05/06/09 12:32 2 pgs
Fees:13.00 Taxes:374.26
20090506-0041631

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Timothy L. Johnson, and Rebecca E. Johnson
S&K#: 06-5509P

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 22, 2004, recorded in Instrument number 20040702-0078853 in the Register's Office of Davidson County, Tennessee, Timothy L. Johnson and Rebecca E. Johnson, conveyed to Title2Land, LLC c/o CT Corp. System, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20090325-0026904, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions 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 in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on April 3, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 AM; 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 at which time the said property was struck off and sold to U. S. Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2004-7, whose address is America's Servicing Company, 3476 Stateview Blvd., MAC# X7801-013, Fort Mill, South Carolina 29715 at and for the sum of $101,150.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by U. S. Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2004-7, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Kirsch, LLP., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said U. S. Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2004-7, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number Twenty-seven (27) on the Plan of Valley View Meadows (erroneously shown as Balley View Meadows in Deed of Trust of record in Instrument Number 20040702-0078853), Section II, of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot Number Twenty-seven (27) fronts 71.00 feet on the easterly side of Dewain Drive and extends back 175.00 feet on the northerly line and 276.00 feet on the southerly line, to a line in the rear, an irregular line, on which it measures 154.18 feet.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20040702-0078853 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 20040702-0078853 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 11309, Page 887, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto U. S. Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2004-7, its successors and assigns, in fee simple forever, to whom the said Shapiro & Kirsch, LLP., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Kirsch, LLP, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Shapiro & Kirsch, LLP

Denise Griffin, Managing Foreclosure Attorney

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 3rd day of April, 2009, before me, a Notary Public, in and for said State and County, personally appeared Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney of Shapiro & Kirsch, L.L.P. the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

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

3-25-12
My commission expires:

Notary Public

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of property conveyed (whichever is greater) is $101,150.00.

Affiant

Subscribed and sworn to before me on the date written above.

3-25-12
My commission expires:

Notary Public

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

PROPERTY ADDRESS: 3904 Dewain Drive, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U. S. Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2004-7
3476 Stateview Blvd.
MAC# X7801-013
Fort Mill, South Carolina 29715

S & K #:06-5509P
Map & Parcel – 13312011800