PICK-UP

BILL GARRETT, Davidson County
Trans:T20090031374 DEEDTRS
Recvd: 05/12/09 11:24 2 pgs
Fees:13.00 Taxes:0.37
20090512-0043602

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances St.
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Substitute Trustee's Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Brodie Wilkinson, et ux 6272 Gum Station Rd. Springfield, TN 37172	Same as New Owner	Map 7-14 Parcel 20

WHEREAS, by Deed of Trust dated May 13, 2004, and filed for record in Instrument No. 20040518-0057993, Register's Office for Davidson County, Tennessee, RACHID A. EL BOBOU and LISA L. EL BOBOU, conveyed to Harold Reeves, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to Brodie Wilkinson and wife, Mavella Wilkinson, the payment of one note of even date in the original principal amount of $55,000.00, payable with the terms and provisions as provided therein; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Instrument No. 20090407-0031786, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made under the terms and provisions of the said Deed of Trust and note, and notice was properly given to the said RACHID A. EL BOBOU and LISA L. EL BOBOU, and they having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, I, Homer R. Ayers, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of the said Deed of Trust and instruments by giving twenty-one (21) days' notice by three (3) successive publications, namely: April 17, 2009, April 24, 2009 and May 1, 2009, in ***The Tennessean***, a newspaper published at Nashville, Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, statutory right of redemption, dower and marital rights, and homestead as provided in the said Deed of Trust. Pursuant to said advertisement, on the 12th day May, 2009, at 11:00 A.M. at the front door of the Nashville-Davidson County Metropolitan Courthouse in Nashville, Tennessee, I, Homer R. Ayers, as said Substitute 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 equities as provided in said Deed of Trust, subject to all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time BRODIE WILKINSON and wife, MAVELLA WILKINSON, submitted the highest and best bid in the amount of One Hundred and 00/100 Dollars ($100.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said BRODIE WILKINSON and wife, MAVELLA WILKINSON their heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

> LAND in the 10th Civil District of Davidson County, Tennessee, being Lot No. 81 on the Plan of Grizzard Manor, Section 4, as of record in Book 4675, page 156, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.
>
> BEING the same property conveyed to Rachid A. Elbobou and wife, Lisa Elbobou by deed from Robert A. Kurtz and wife, Marcia A. Swartz of record in Book 11220, page 847, Register's Office for Davidson County, Tennessee. Rachid A. Elbobou and and Rachid A. El Bobou are one in the same person.
>
> The mailing address for the said property is 928 Graceland Court, Goodlettsville, TN 37072.

; and,

I, Homer R. Ayers, Substitute Trustee, convey to BRODIE WILKINSON and wife, MAVELLA WILKINSON all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual. This conveyance is subject to a first mortgage lien in favor of Countrywide Bank, N.A. of record in Instrument No. 20060315-0029879, Register's Office for Davidson County, Tennessee.

THIS the 12th day of May, 2009.

HOMER R. AYERS, Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, the Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of May, 2009.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100.00.

Affiant

Sworn to and subscribed before me, this the 12th day of May, 2009.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009