BILL GARRETT, Davidson County
Trans:T20090032420 DEEDTRS
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20090518-0045033

FILE NO.: 09-05664

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, MADELINE J. ERWIN, 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 November 21, 2003, and recorded in the Office of the Register of Deeds of DavidsonCounty, Tennessee, in Instrument/Book No. 20031212-0178403 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 200905080042523 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, Susan Harville, the undersigned's agent, offered said property for sale at public outcry on May 13, 2009, at 11:00 am at the steps to the South Entrance of the Metro Davidson County Courthouse, 1 Public Square, Nashville, TN to the highest and best bidder for cash, at which sale Judith A. Valentine as agent for Glenn Davis and Tom Stueck, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $69,000.00; 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 Glenn Davis and Tom Stueck 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 Glenn Davis and Tom Stueck their successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Property commonly known as 906 Jones Street, Old Hickory, TN 37138.

A CERTIAN TRACT OF PARCEL OF LAND SITUATE IN DAVIDSON COUNTY, STATE OF TENNESSEE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 231 ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION "A", OF RECORD IN BOOK 1424, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 231 FRONTS 57.0 FEET ON THE WESTERLY SIDE OF JONES STREET AND RUNS BACK 89.3 FEET ON THE SOUTHERLY LINE AND 89.0 FEET ON THE NOTHERLY LINE IN THE REAR WHICH MEASURES 57.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MADELINE J. ERWIN FROM ROBERT D. ERWIN BY QUITCLAIM DEED, RECORDED 04/29/1999 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, IN BOOK 11453, PAGE 987. FURTHER BEING THE SAME PROPERTY CONVEYED TO OLD HICKORY REAL ESTATE COMPANY BY QUITCLAIM DEED FROM MADELINE J. ERWIN, DATED MAY 7, 2008, OF RECORD IN INSTRUMENT NO. 20080507-0047369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The last recorded Quitclaim Deed was filed of record at Instrument/Book No. 200805070047369 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 Glenn Davis, 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 14 day of May, 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 NOTARY PUBLIC STATE OF TENNESSEE 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 $ 69,000.00, 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 14 day of May, 2009

Notary Public

My Commission Expires: _____

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

Brock & Scott File No.: 09-05664
Property Address: 906 Jones Street, Old Hickory, TN 37138
Tax Parcel I.D. No.: 04415019300
Property Owner and Tax Notices:
Glenn Davis and Tom Stueck
2253 Monthemer Cove
Mt. Juliet, TN 37122