PICK-UP

BILL GARRETT, Davidson County
Trans:T20090035243 DEEDTRS
Recvd: 05/28/09 15:52 4 pgs
Fees:23.00 Taxes:1800.61
20090528-0049221

THIS INSTRUMENT
PREPARED BY:
John F. Teitenberg
Frost Brown Todd, LLC
424 Church Street, Suite 1600
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
U.S. Bank National Association 9918 Hibert St. San Diego, CA 92131	Same	034-020-095.00

WHEREAS, by Tennessee Deed of Trust, Security Agreement and Assignment of Rents and Leases dated March 23, 2006 (the "Deed of Trust"), executed by Tony G. Truong, 5705 Portsmouth Place, Brentwood, Tennessee 37027 (the "Borrower"), to Brenda R. Lehman ("Trustee") and recorded at Instrument No. 20060405-0039274 in the Register's Office of Davidson County, Tennessee, to secure the Note and indebtedness therein described and payable to U.S. Bank National Association (the "Beneficiary" or "U.S. Bank"), together with all amendments thereto and extensions thereof; and

WHEREAS, the Beneficiary appointed John F. Teitenberg, Esq. as Substitute Trustee by instrument recorded at Instrument No. 20090227-0017467 in said Register's Office; and

WHEREAS, default was made in the payment of the Note and in the performance of the covenants made in said Deed of Trust, by reason of which the entire balance of the Note is due and payable, and, as a result, 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 of the 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 May 15, 2009 at 2 p.m. at the Davidson County Courthouse, Nashville, 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), free from the equity of redemption and all other rights of redemption, statutory or otherwise, homestead, dower, and all other exemptions and marital rights, all of which are expressly waived by the Tennessee Deed of Trust, at which sale, U.S. Bank National Association was the highest and best bidder became the purchaser of said property at and for the sum of FOUR HUNDRED EIGHTY SIX THOUSAND SIX HUNDRED AND FIFTY DOLLARS AND 00 CENTS ($486,650.00) by credit bid upon the indebtedness secured (the "Credit Bid Amount"); and

WHEREAS, the Credit Bid Amount been applied in payment of the advertising charges, attorneys' fees, and all other costs of sale, and the balance applied as payment or credit on the Note or notes thereby secured;

NOW, THEREFORE, I, John F. Teitenberg, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby sell, transfer and convey unto U.S. Bank National Association, as grantee (the "Grantee"), the following described real estate having an address of 108 Glancy Street (aka 271 Gleaves Street), Madison, TN 37115, in Davidson County, Tennessee:

Being Lot No. 1 on the Shoney's Pargos Subdivision of Record in Book 6900, Page 178, in the Office of the Register's Deed for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the northwest corner of intersection of Two Mile Parkway and Gleaves Street, thence with the northerly margin of Gleaves Street South 59°34'27" West 376.39 feet to the true point of beginning.

Thence continuing with northerly margin of Gleaves Street South 59°34'27" West 160.00 feet to a point, thence leaving northerly margin of Gleaves Street North 30°47'35" West 161.26 feet to a point, thence North 18°46'26" West 171.10 feet to a point in the southerly margin of Glancy Street, thence with southerly margin of Glancy Street North 67°50'54" East 241.46 feet to a point, thence leaving southerly margin of Glancy Street South 13°25'06" East 124.63 feet to a point, thence South 60°33'54" West 77.15 feet to a point, thence South 30°47'35" East 176.24 feet to a point in the northerly margin of Gleaves Street, being the point of beginning.

Being the same property conveyed to Tony G. Truong by corporate warranty deed of record in Instrument No. 20060405-0039273 in the Register's Office for Davidson County, Tennessee.

SAID PREMISES being known as and by the street number 108 Glancy Street (aka 271 Gleaves Street), Madison, TN 37115.

The above-described property is improved property.

The sale was advertised and made as trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to easements and encumbrances of record and any unpaid taxes or assessments owing on the property and this conveyance is so made. However, grantor, as Substitute Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust and in any prior deeds referred to in said Deed of Trust.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

IN WITNESS WHEREOF, John F. Teitenberg, Esq., as Substitute Trustee, has caused this instrument to be executed this the 28th day of May, 2009.

John F. Teitenberg, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, John F. Teitenberg, Esq., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand, at office this the 28th day of May, 2009.

SHARON ROSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sharon Rose
Notary Public

My Commission Expires:

3/10/2012

STATE OF CALIFORNIA)
COUNTY OF San Diego)

The actual consideration or value of the property is $486,650.00.

Affiant, Erika L. Gutierrez, Special Assets Officer

Subscribed and sworn to before me this the 20TH day of May, 2009.

Notary Public

My Commission Expires:

Oct 7, 2009

PAMELA COLE
Commission # 1610023
Notary Public - California
San Diego County
My Comm. Expires Oct 7, 2009