BILL GARRETT, Davidson County
Trans:T20090040911 DEEDTRS
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Fees:13.00 Taxes:1110.00
20090618-0057041

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: Darlene Johnson and Bruce A. Johnson
S & K#: 08-009676

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, by Deed of Trust dated November 6, 2007, recorded in Instrument number 20071126—0137351 in the Register's Office of Davidson County, Tennessee, Darlene Johnson and Bruce A. Johnson, conveyed to Lawyers Title Insurance Co, 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 20090521004684 2 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 June 2, 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 Cornerstone Investments Inc. whose address is 718 Thompson Lane, Suite 108, Nashville, TN 37204, at and for the sum of $263,283.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Cornerstone Investments Inc. 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 Cornerstone Investments Inc., 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 Cornerstone Investments Inc., its heirs, 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 69, on the Plan of Resubdivision of Lots 69 and 70 of Montrose Place, as shown on plat of record in Plat Book 3500, Page 1, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a monument on the easterly margin of 11th Avenue, South and extending eastwardly along an alley 55.0 feet to a monument which is the common corner of Lots 69 and 70; thence northwardly 160.0 feet along the common border of Lots 69 and 70 to a point in the southerly margin of Gilmore Avenue which is the common corner of Lots 69 and 70; thence eastwardly 30.0 feet along the margin of Gilmore Avenue to a monument; thence southwestwardly around a curve 39.27 feet to a monument in the easterly margin of 11th Avenue, South; thence 135.0 feet along the easterly margin of 11th Avenue, South to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20071126—0137351, 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 in Instrument number 20071126—0137351, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in Instrument Number 20060313-0028922, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

SALE IS SUBJECT TO ANY INTEREST THAT MAY EXIST IN UNRELEASED JUDGMENT OF RECORD IN INSTRUMENT NUMBER 20060721-0088173, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 Cornerstone Investments Inc., its heirs, 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

Ashley M. Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 2nd day of June, 2009, before me, a Notary Public, in and for said State and County, personally appeared Ashley M. Jones, with whom I am personally acquainted, and who, upon oath acknowledged to be an Authorized Agent of Shapiro & Kirsch 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.

ROBERT SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

3-25-12
My commission expires:

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $263,283.00 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 the _____, day of _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 300.000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 20 09

Deputy Register

PROPERTY ADDRESS: 1013 Gilmore Avenue, Nashville, TN 37204

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Cornerstone Investments Inc.
718 Thompson Lane, Suite 108, Nashville, TN 37204

S & K #:08-009676
Map & Parcel – Tax Map 118-01 Parcel 192

**PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.**