BILL GARRETT, Davidson County
Trans:T20090041493 DEEDTRS
Recvd: 06/22/09 13:50 2 pgs
Fees:13.00 Taxes:238.78
20090622-0057963

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: Kim Grant and Bradford D. Carson, Husband and Wife
S & K#: 09-016358

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 26, 2007, recorded in Instrument number 20070216-0019855 in the Register's Office of Davidson County, Tennessee, Bradford D. Carson and Kim Grant, husband and wife, conveyed to Resource Real Estate Title, 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 200906030051240 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 12, 2009, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; 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 Allison Hines whose address is P.O. Box 158030, Nashville, TN 37215, at and for the sum of $64,535.16, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Allison Hines 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 Allison Hines, 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 Allison Hines, her heir, 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:

Parcel 1:

Part of Lot Number 12 on the Plan of Hugh W. McGavock's Addition as of record in Book 17, Page 640, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the Easterly margin of Third Avenue, north, formerly College Street at the northwest corner of Lot Number 11 on said plan; thence with the easterly margin of said Avenue northwardly 40 feet; thence at right angles eastwardly 134.4 feet to the westerly margin of an alley; thence with said alley southwardly 40 feet to the northerly line of said Lot Number 11; thence with said line westardly 134.4 feet to the beginning.

Parcel 2

Part of Lot Number 12 on the Plan of Hugh W. McGavock's Addition as of record in Book 17, Page 640, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the easterly margin of Third Avenue, north, formerly College Street at the southwest corner of the property conveyed to A.L. Fuss, et al, trustees of the Third Avenue Church of Christ by deed from Maude Arbuckle of record in Book 1116, Page 280, Register's Office, said point being 50 feet south of the southerly margin of Taylor Street; thence with the easterly margin of Taylor Street southerly 50 feet to the northwest corner of the property conveyed to Hiram Gill and wife, by deed from Joe Komamn and wife, of record in Book 1282, Page 252, Register's Office; thence with said Gill's northerly line, easterly 134.4 feet to the westerly margin of an alley; thence with said alley northwardly 50 feet to the southeast corner of said church property; thence with the southerly line of same, westwardly 134.4 feet to the beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20070216-0019855, 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 20070216-0019855, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 1165, Page 118, 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.

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 Allison Hines, her heir, 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 12th 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.

TRAVIS SCAGGS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY Commission Expires 02/01/2012

2/1/2012
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 $64,535.16 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 64,535.16

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE 2009

Deputy Register

Affiant

ne on the _____, day of _____, 2009.

Notary Public

PROPERTY ADDRESS: 1324 3rd Avenue North, 1326 3rd Street North, Nashville, TN 37208

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Allison Hines
P.O. Box 158030, Nashville, TN 37215

S & K #:09-016358
Map & Parcel – 08209020900

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