PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
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Davidson County DEEDTRS
Recvd: 06/23/09 14:30 3 pgs
Fees:18.00 Taxes:285.05
20090623-0058446

Name: Verna Knight,
S & K#: 08-005680

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 1999, recorded in Book 11415, Page 931 in the Register's Office of Davidson County, Tennessee, Verna Knight an unmarried woman, conveyed to Marilyn C. McDonald, 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 20080721-0074578, 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 August 11, 2008, 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 SunTrust Bank whose address is 1001 Semmes Avenue, 6th Floor, Richmond, VA 23224, at and for the sum of $77,040.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, SunTrust Bank 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 SunTrust Bank, 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 SunTrust Bank, 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 150-B on the Plan of Zone Lot Division, Harbor Gate S/D, Section Two, Lots 148 thru 154, of record in Plat Book 6250 at Page 33, as amended in Plat Book 6900, Page 251, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Book 11415, Page 931 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 Book 11415, Page 931 Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Book 11415, Page 928, 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.

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 SunTrust Bank, 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.

Denise Griffin, Managing Foreclosure Attorney
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 17th day of June, 2009, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, with whom I am personally acquainted, and who, upon oath acknowledged to be the Managing Foreclosure Attorney of Shapiro & Kirsch, LLP., 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.

2/01/2012
My commission expires:

Notary Public

PATRICIA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 02/01/2012

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 $77,040.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather Wood on behalf of
Affiant SunTrust Bank

Subscribed and sworn to before me on the 17th day of June, 2009.

July 5, 2011
My commission expires:

Notary Public

R. BROOKLYN CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

PROPERTY ADDRESS: 1107 Mary Evelyn Court, Nashville, TN 37217

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
SunTrust Bank
1001 Seemes Avenue, 6th Floor
Richmond, VA 23224

S & K #:08-005680
Map & Parcel – 15002045200

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

CERTIFICATE OF AUTHENTICITY

I, P. Robyn Caldwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

P. Robyn Caldwell

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, P. Robyn Caldwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012