BILL GARRETT, Davidson County
Trans:T20090043281 DEEDTRS
Recvd: 06/29/09 13:59 2 pgs
Fees:13.00 Taxes:94.72
20090629-0060233

TENNESSEE
MAP: #92/3/397

ERWIN LANE
BANK UNITED: #481562-7

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 17, 2006, and recorded in REGISTER'S INSTRUMENT: #20060421-0045854, RE-RECORDED AT REGISTER'S INSTRUMENT: #20060925-0118131 in the Register's Office of Davidson County, Tennessee, Erwin Lane, a married man, conveyed to Mary Francis Rudy, Trustee(s), 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 REGISTER'S INSTRUMENT: #20081006-0101115, in the Register's Office of said County; 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 said Deed of Trust by which advertisement the sale was appointed to be held on June 16, 2009, at the outside door of the Register of Deeds office located at 501 Broadway Suite 501, Sommet Center F/K/A Gaylord Entertainment Center of 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, at which sale BAY HOLDINGS INC., a corporation being the highest and best bidder, became the purchaser of said property at and for the sum of TWENTY FIVE THOUSAND SIX HUNDRED DOLLARS AND 00/100; and,

WHEREAS, the purchaser, being the holder of the indebtedness, 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 BAY HOLDINGS INC. of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said BAY HOLDINGS INC., its 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #4 ON THE PLAN OF E.C. SCRUGGS' SUBDIVISION OF LOT: #17 TO #22 INCLUSIVE IN BOSTICKS THIRD ADDITION, OF RECORD IN PLAT BOOK: #161, PAGE: #41, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

ERWIN LANE AND WIFE, FELECIA LANE, THEIR HEIRS AND ASSIGNS, obtained title to the above referenced real estate by Deed of record in REGISTER'S INSTRUMENT: #20060421-0045855, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto BAY HOLDINGS INC., its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, 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.

The said Substitute Trustee has applied the consideration as follows:

RECORDING APPOINTMENT OF SUBSTITUTE TRUSTEE	12.00
PUBLICATION EXPENSE	249.00
ATTORNEY'S FEES AND TRUSTEES FEES	550.00
CREDIT ON NOTE	24,789.00
	$25,600.00

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on June 16, 2009 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 16, 2009 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-8-09

My Commission Expires:

STATE TAX $
CLERK'S FEE $

TOTAL $

PROPERTY ADDRESS
1727 HERMAN STREET
NASHVILLE, TENNESSEE 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
BAY HOLDINGS INC.
C/O BANK UNITED, FSB
7815 NORTHWEST
148th STREET
MIAMI LAKES, FL 33016

MORTGAGEE: NONE

RETURN TO →

THIS INSTRUMENT PREPARED BY:
WEISS SPICER, PLLC
ATTORNEYS AT LAW
~~208~~ ADAMS AVENUE
MEMPHIS, TENNESSEE 38103
(901) 526-8296

SHARON HOGAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-8-09

STATE OF TENNESSEE – COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,600.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, June 16, 2009
NOTARY PUBLIC
MY COMMISSION EXPIRES