BILL GARRETT, Davidson County
Trans:T20090051222 DEEDTRS
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Fees:13.00 Taxes:192.40
20090729-0071087

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: Jeffrey Riggan
S & K#: 09-015622

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 28, 2005, recorded in Instrument number 20050225-0021173 in the Register's Office of Davidson County, Tennessee, Jeffrey Riggan, single, conveyed to Wesley D. Turner, 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 200906240058634 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 July 9, 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 Walter Patrick Bush, Trustee of Walter P. Bush revocable inter-vivos trust U/A/D March 6, 2009 whose address is 2016 Hickory Hill Lane, Hermitage, TN 37076, at and for the sum of $52,001.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Walter Patrick Bush, Trustee of Walter P. Bush revocable inter-vivos trust U/A/D March 6, 2009 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 Walter Patrick Bush, Trustee of Walter P. Bush revocable inter-vivos trust U/A/D March 6, 2009, 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 Walter Patrick Bush, Trustee of Walter P. Bush revocable inter-vivos trust U/A/D March 6, 2009, his heir, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 19 on the Plat of Hermitage Hills Subdivision, Section I, as of record in Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for a more particular description of said property.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20050225-0021173, 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 20050225-0021173, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 200201280011484 and corrected in Instrument Number 200203270037400, 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 Walter Patrick Bush, Trustee of Walter P. Bush revocable inter-vivos trust U/A/D March 6, 2009, his 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 9th day of July, 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.

CLAIRE H. JULIAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SHELBY
MY COMM. EXP. JUNE 15, 2010

06/15/10
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 $52,001.00 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 _____, 2009.

Notary Public

PROPERTY ADDRESS: 301 Jacksonian Drive, Hermitage, TN 37076

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Walter Patrick Bush, Trustee of Walter P. Bush revocable inter-vivos trust U/A/D March 6, 2009
2016 Hickory Hill Lane, Hermitage, TN 37076

S & K #:09-015622
Map & Parcel – 07513016100

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 52,001
WALTER P BUSH
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 29 DAY OF JULY 2009

Deputy Register