BILL GARRETT, Davidson County
Trans:T20090060282 DEEDTRS
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Fees:13.00 Taxes:185.37
20090902-0082454

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: Corbin Darrall Foster and Wife, Deborah G. Foster
S & K#: 09-017492

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 10, 2007, recorded in Instrument number 20070719-0086080 in the Register's Office of Davidson County, Tennessee, Corbin Darrall Foster and Wife, Deborah G. Foster, conveyed to Priority Trustee Services of Tennessee, L.L.C., 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 20090629-0060031 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 16, 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 Thomas L. Krantz, Sr. and Carl Denver Krantz, Sr. whose address is 121 Bella Vista, Goodlettsville, TN 37072, at and for the sum of $50,100.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Thomas L. Krantz, Sr. and Carl Denver Krantz, Sr. 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 Thomas L. Krantz, Sr. and Carl Denver Krantz, Sr., 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 Thomas L. Krantz, Sr. and Carl Denver Krantz, Sr., their 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 15 on the plan of Resha Heights which is of record in Book 1424, Page 110, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot Number 15 fronts 104.3 feet on the Westerly side of Summit Avenue and runs back 180.5 feet on the Southerly line and 172.4 feet on the Northerly line to a dead line, measuring 104.7 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument number 20070719-0086080, 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 20070719-0086080, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed, recorded in Instrument Number 20031205-0175049, 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 Thomas L. Krantz, Sr. and Carl Denver Krantz, Sr., their 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 16th 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 the 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.

SHARON N. FEWELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES:
May 12, 2010

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 $50,100.00 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 31, day of July, 2009.

Notary Public

104542

JENNIFER THOMAS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

PROPERTY ADDRESS: 2107 Summitt Avenue, Nashville, TN 37218

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Thomas L. Krantz, Sr. and Carl Denver Krantz, Sr.
121 Bella Vista, Goodlettsville, TN 37072

S & K #:09-017492
Map & Parcel – 07013000300

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